

REGULAR MEETING PLAN COMMISSION/ZONING BOARD OF APPEALS SEPTEMBER 21, 2020 - 7:00PM VILLAGE HALL - BOARD ROOM AND ONLINE PLATFORM

The Plan Commission/Zoning Board of Appeals hears all requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

Attendance and Public Comment Procedures: Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois due to the ongoing coronavirus pandemic disaster, and upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640. Village Hall will be open for the meeting; no more than 50 persons may be present at Village Hall at any one time, subject to applicable social distancing requirements. Here is a link to watch the meeting live. Public comment will be accepted in advance of the meeting via email at ewalter@burr-ridge.gov. Public comment may also be made at the applicable time during the meeting by calling (224) 441-6894 and entering the conference identification number (935 106 751#). All participants will be muted upon entering the virtual meeting and be unmuted at the direction of the Chairman. Prior to voting on each agenda item, email comments for the item will be read and other comments received.

I. ROLL CALL

II. APPROVAL OF AUGUST 17, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact

Requests a special use to permit a medical office at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add "offices, including medical, dental, optical, and chiropractic, under 3,000 square feet" as a permitted use and "offices, including medical, dental, optical, and chiropractic, over 3,000 square feet" as a special use, both in the T-1 Transitional District.

B. Z-11-2020: Village Center PUD (Hassan); PUD Amendment and Findings of Fact

Requests an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5a, 5b, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5a, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development.

IV. CORRESPONDENCE

- A. Board Report August 24 and September 14, 2020
- B. Building Report August 2020

V. OTHER PETITIONS

A. S-03-2020: 16W361 South Frontage Road (Price); Sign Variation and Text Amendment

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

October 5, 2020

No business is currently scheduled. If no business is scheduled by September 21, 2020, staff recommends this meeting be cancelled.

October 19, 2020

No business is currently scheduled. If no business is scheduled by October 5, 2020, staff recommends this meeting be cancelled.

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF AUGUST 17, 2020

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek. Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance that were set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, the hearing was convened utilizing a virtual environment, pursuant to Public Act 101-0640.

Chairman Trzupek read aloud the following statement:

"As Chairman of the Village of Burr Ridge Plan Commission and Zoning Board of Appeals, I am advising you in your capacity as Deputy Village Clerk that I hereby declare that conducting an inperson meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on August 17, 2020 is neither practical nor prudent due to Governor Pritzker's May 29, 2020 Declaration of a State of Emergency caused by the COVID-19 pandemic."

ROLL CALL was noted as follows:

PRESENT: 8 – Broline, Petrich, Hoch, Stratis, Farrell, Irwin, Parrella, and Trzupek

ABSENT: 0 - None

Assistant Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to approve the minutes of the July 20, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 8 – Irwin, Farrell, Hoch, Petrich, Broline, Stratis, Parrella and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 8-0.

III. PUBLIC HEARINGS

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from August 3, July 6, and February 3, 2020

At the outset of the discussion, Commissioner Broline recused himself from all discussion and voting on the present petition due to a conflict of interest in the potential property sale. This recusal was noted and accepted by the Plan Commission.

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is John Bobak, prospective buyer of the property at 15W230 North Frontage Road. The petitioner is requesting a special use consisting of a site plan and building elevation review for a 9,500-square foot, 2-story office building with associated parking in the T-1 Transitional District, along with several variations to accommodate development of said property to accommodate an office use on the subject property. Mr. Walter noted that several revisions were made to the site plan relative to previous iterations of the petition, including a new elevation, elimination of drive aisles from Hamilton and Elm Avenue, the three-sided screening of the loading dock with matching brick to the principal building, the relocation of the dumpster from the eastern property line to the front wall, as well as the addition of landscaping throughout the property but especially next to the northern property line.

Jonathan Hague, representative of the petitioner, said that he felt the proposal was a positive reflection of the feedback provided by the Plan Commission, staff, and residents.

Chairman Trzupek asked for public comment.

Frank Mensik, 7339 Hamilton, said that the changes proposed by the petitioner were positive, noting that there would be no traffic impact on the adjoining residential subdivision.

Susann Pederson, 7250 Elm, said that the removal of entrances to the property from Hamilton and Elm was an improvement, but still had concerns about truck traffic on Frontage Road. Mr. Hague said that there was sufficient room for a box truck to pull forward and into the proposed loading dock without blocking any passing traffic. Mr. Walter said that the Village would be patrolling the subdivision to the north for illegal truck traffic independent of the outcome of the petition. Ms. Pederson said she was thankful for the improved site plan and attention to truck traffic.

Barbara Fantozzi, 7301 Hamilton, said that there was a significant amount of truck traffic in the area that would be further exacerbated by the presence of a loading dock on the site. Ms. Fantozzi asked what would preclude the business from expanding to have a larger warehouse. Mr. Walter said that the site plan would only be permitted as presented, which would mean that the size of the loading dock would also require amendments to revise to create a larger loading dock. Mr. Walter said that one of the conditions for approval that was proposed by staff was the limitation that the loading dock be used only 12 times per year, which would run with the land and not expire if the business eventually left the property.

Oscar Pederson, 7250 Elm, asked if the petitioner supplied a landscape plan. Mr. Walter said that a plan had been developed and reviewed it with the petitioner. Mr. Walter also said that a fence

was proposed for the entirety of the northern property line. Mr. Pederson said that he opposed the height of the building. Mr. Walter noted that the site plan was within the permitted standards for building height in the T-1 Transitional District. Mr. Pederson asked how water would be controlled. Mr. Walter said that existing County stormwater systems would be used to engineer the site, and that he had already initiated an inquiry with the County to make improvements to existing drains nearby which prompted unrelated resident complaints. Mr. Pederson asked if any lights were proposed for the subject property. Mr. Walter said that one safety light was proposed above a door on the north side of the property, while three other lights were added to the southern curbline of the proposed parking lot.

Julie Mensik, 7339 Hamilton, asked to see where the parking lot lights were being added. Chairman Trzupek said that the Village's light standards needed further adherence and recommended light shields for the 15' parking lights.

Commissioner Hoch said that she was looking forward to the building being developed on the site. Commissioner Hoch thanked the petitioner for their responsiveness to the Plan Commission and residents.

Commissioner Irwin asked to review the setbacks of the property, which Mr. Walter explained. Commissioner Irwin noted that while the setback to the Frontage Road property line was approximately 10 feet but in actuality, the building was located approximately 30 feet back from the roadway. Commissioner Irwin asked about the height and style of the garage door, and requested that the garage door be revised to be more residential in style, recommending it be painted or windows added. Mr. Hague concurred that these revisions could be accommodated.

Commissioner Petrich said that there were significant improvements made on the site plan and elevation. Commissioner Petrich asked that more landscaping be made along Elm Avenue to improve the buffer between the park and the building. Mr. Walter confirmed more would be added.

Commissioner Farrell supported the proposed condition wherein the building would be permitted to use the loading dock no more than 12 times per year.

Commissioner Stratis supported the petition but requested that additional landscaping be added between any north-facing parking space and the northern property line. Commissioner Stratis said that he would like to condition the site plan to include the proposed fence elevation as proposed within the petitioner's packet, as well as include the same elevation around the trash dumpster.

Chairman Trzupek asked about the outer wall plane and rooftop screening. Mr. Hague said that the rooftop screen walls would be metal and match the dark brick accents, measuring no more than four feet tall.

At 7:48pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Irwin, Farrell, Stratis, Petrich, Parrella, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A MOTION was made by Commissioner Farrell and SECONDED by Commissioner Petrich to recommend that the Board approve a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building in the T-1 Transitional District as well as the following variations from the Zoning Ordinance: a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property, all subject to the following conditions:

- 1. The special use and variations be made subject to the business and site plan submitted by the petitioner.
- 2. The special use shall be limited to John Bobak and his business partners.
- 3. The loading dock be used not more than 12 times per calendar year.
- 4. The garage door on the loading dock shall reflect a residential character.
- 5. Landscaping shall be added along the eastern property line as well as screening all north-facing parking spaces, all to be approved by staff.
- 6. A 6' fence matching that; which is included in the petition's submittal, be erected along the entirety of the northern property line.
- 7. All rooftop mechanical units must be screened with metal and matching brick.
- 8. All lighting shall be screened with light shields to prevent light spillage.

ROLL CALL VOTE was as follows:

AYES: 7 – Farrell, Petrich, Hoch, Irwin, Stratis, Parrella, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Special Uses, Text Amendment, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Michael Criscione, owner of M&T Trucking located at 7545 Madison Street in unincorporated DuPage County. This petition is intended to replace petition #Z-08-2020. The petitioner requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for "automobile and truck and equipment sales, rental, and service", a text amendment to add "outdoor, overnight storage of retail vehicles ancillary to a permitted or special use" as a special use, and a special use for "outdoor, overnight storage of retail vehicles ancillary

to a permitted or special use" per the aforementioned amendment, all in the G-I General Industrial District. Mr. Walter said the current petition replaced Z-08-2020, which was withdrawn due to a lack of support to permit truck sale uses in the B-2 Business District. Mr. Walter reviewed each of the four requests by the petitioner.

Chairman Trzupek asked for public comment. There was none.

Commissioner Stratis said that he liked the flagpole that was proposed for the southwest side of the property, and preferred a non-wooden fence.

Commissioner Farrell asked where employees of the business would park. Michael Criscione, petitioner, said that four to five employees and four customers at a time would park along the rear of the principal building. Commissioner Farrell said that in review of the PermaSeal approval, she liked the condition which limited the outdoor parking to those owned by PermaSeal, but understood that the same arrangement was not feasible in this petition due to the nature of the sales business. Commissioner Farrell said that she would want to include a condition that precluded the ability to store trucks that were not owned by the business or in process of being sold. Commissioner Farrell asked about the style of fences in the area. Mr. Walter said that there were not many fences nearby, except for a white vinyl fence at Madison's Pub and a rail fence at Tameling's.

Commissioner Broline said that he had no real concerns about the truck use.

Commissioner Petrich asked how many issues had occurred at the petitioner's existing business. Mr. Criscione said that he had not experienced a criminal issue on his present property in six years. Commissioner Petrich asked if the proposed swing gate would provide any security. Mr. Criscione said that he would like to have a military-style swing gate that would match the fence placed on the western property line. Commissioner Petrich requested that the business' hours and a prohibition on rentals be added to the proposed conditions.

Commissioner Parrella said that the landscape plan remained lacking, and felt that an iron bar fence would be appropriate at the site.

Commissioner Irwin said that nothing presented in the petition changed his mind that the business and G-I zoning was inappropriate for the corner.

Commissioner Hoch said she was not motivated to have additional truck sales in Burr Ridge, but also said that there is not always perfect uses for every corner. Commissioner Hoch said that she would not want to see a solid fence along Madison Street. Commissioner Hoch said that this was a higher quality truck use compared to other such uses in town, but did not feel it was completely appropriate. Mr. Criscione said that he did not have any concerns about crime occurring at the subject property, but since there was diverging feedback from the Plan Commission about the style of the fence they wanted, he wanted to offer several options, being open to their suggestions.

Chairman Trzupek said that he wanted to have more of a hard proposal from the petitioner regarding fences and landscaping. Mr. Criscione said that he wanted to have a black metal fence with a flat top. Mr. Criscione apologized for the lack of quality in the landscape plan, but felt that he was not given clear feedback from the Plan Commission at past meetings about whether there was a desire for larger or smaller vegetation, etc.

Commissioner Stratis said that he felt that the subject property's past uses as restaurants were relics of the past, and that Madison Street should not be considered a major arterial from a planning or economic development perspective. Commissioner Stratis said that the rezoning petition was obvious on its merits.

Chairman Trzupek said that he preferred that the Plan Commission retain some level of control over the final landscape plan, even after closing the public hearing.

Commissioner Hoch said that the landscaping plan was irrelevant to her thinking, noting that it was simply the use itself to which she objected.

Commissioner Farrell asked if it were possible to permit truck sales without overnight parking. Mr. Walter said that was possible. Commissioner Farrell felt that the precedent of overnight parking was a big step that the Village should be careful not to cross. Mr. Criscione said that Lyons Truck Sales already set a precedent for the Village. Mr. Walter said that Lyons was granted outdoor parking permission for trucks, etc. in 1980 as a condition of a truck sales use.

Chairman Trzupek asked if it were more palatable to condition the truck sales special use to permit outdoor parking. Mr. Walter said that would be legally feasible. Mr. Walter said that the Plan Commission could partially control setting precedent by creating revised Findings of Fact, such as denoting that the property was located adjacent to a highway and not located adjacent to any other parcels in the Village or near any homes. Commissioner Farrell supported further consideration of this concept.

Commissioner Irwin said that overnight parking was not necessary to accommodate the sales office use. Mr. Criscione disputed Commissioner Irwin's characterization of the business. Chairman Trzupek said that he expected trucks to be kept on the property overnight.

Mr. Criscione said that he had a letter from Madison's Pub who strongly endorsed his business locating at the subject property.

At 9:02pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Irwin, Broline, Farrell, Hoch, Petrich, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board approve a request by Michael Criscione to re-zone the subject property from the B-2 Business District to G-I General Industrial, subject to the Findings of Fact submitted by the petitioner.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Petrich, Broline, Farrell, and Trzupek

NAYS: 2 - Irwin and Hoch

MOTION CARRIED by a vote of 5-2.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board approve a request by Michael Criscione for a special use for "automobile and truck and equipment sales, rental, and service", subject to the following conditions:

- 1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
- 2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
- 3. No ramps, balloons, copy-changing signs, signs on or inside any part of a truck stored on the subject property, or other attention-getting devices not otherwise permitted by the Burr Ridge Sign Ordinance are permitted on the subject property. These conditions shall supersede any otherwise permitted exemptions provided by Chapter 55 of the Burr Ridge Municipal Code (Sign Ordinance).
- 4. A black metal fence shall be installed along Madison Street.
- 5. A black metal swinging gate shall be installed across the Frontage Road property entrance.
- 6. A landscaping plan shall be prepared and approved by both staff and the Chairman of the Plan Commission at a later date, and shall include both a hedgerow and complimenting trees along Madison Street.
- 7. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance, with the adjoining space between the street and sidewalk to be landscaped with dirt, grass, and other landscaping as permitted and required by DuPage County. This action shall be completed within 12 months of Board approval of the special use.
- 8. No maintenance of trucks shall be performed on the subject property.
- 9. No rental of vehicles of any kind may be advertised or occur on the subject property.
- 10. No trailers or other accessories may be parked or stored at any time on the subject property.
- 11. The business hours shall be 9:00am-5:00pm from Monday-Friday, 9:00am-12:00pm on Saturday, and closed on Sunday.
- 12. No storage of vehicles not owned by either M&T Trucks or a secured buyer for a vehicle is permitted on the subject property.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Petrich, and Trzupek

NAYS: 3 – Irwin, Hoch, and Farrell

MOTION CARRIED by a vote of 4-3.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend that the Board approve a request by Michael Criscione to add "outdoor, overnight storage of retail vehicles ancillary to a permitted or special use" as a special use in the G-I General Industrial District, subject to the Findings of Fact submitted by the petitioner.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Petrich, and Trzupek

NAYS: 3 – Irwin, Hoch, and Farrell

MOTION CARRIED by a vote of 4-3.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend that the Board approve a request by Michael Criscione for a special use for an "outdoor, overnight storage of retail vehicles ancillary to a permitted or special use" as a special use in the G-I General Industrial District as per the amended Zoning Ordinance, subject to the following conditions:

- 1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
- 2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
- 3. No more than fourteen (14) semi-truck cabs shall be stored on site at any one time, and all trucks stored overnight shall be parked in a striped parking space.
- 4. Individual trucks may not be stored on the subject property for more than seven (7) consecutive days.
- 5. Any truck stored overnight on the subject property shall be in good working condition.
- 6. No maintenance of trucks shall be performed on the subject property.
- 7. No trailers or other accessories may be parked or stored at any time on the subject property.
- 8. The special use shall be temporary in nature, expiring one year after final ordinance approval is granted by the Board of Trustees.

Commissioner Stratis said that it was important to note that the Findings of Fact reflect the unique location of the subject property. Commissioner Broline concurred with Commissioner Stratis' statements.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Petrich, and Trzupek

NAYS: 3 – Irwin, Hoch, and Farrell

MOTION CARRIED by a vote of 4-3.

IV. CORRESPONDENCE

V. OTHER PETITIONS

PC-03-2020: 16W415 99th Street (American Castle); Extraterritorial Review of Preliminary Plat of Subdivision

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is American Estate Development of Willowbrook, who is petitioning DuPage County for a 20-unit townhome development at the southern terminus of Jackson Street just east of Route 83. The subject property is located outside of the Village's corporate boundaries; however, the State of Illinois grants the Village legal authority to enforce its subdivision regulations beyond the Village boundaries up to a distance of one and one-half miles. Such a review would allow for an understanding as to the developer's investment in half-street improvements, including a half-street resurfacing, curb, sidewalk, and other items required by the Village Subdivision Ordinance. The Village does not have any rights of review regarding the zoning of said property. Where conflicts or inconsistencies arise between the subdivision code of a Village and the adjacent County, the Illinois Municipal Code provides that such conflicts be resolved by deferring to the most restrictive subdivision ordinance or code in place at the time of review. Therefore, if a municipality has adopted a comprehensive plan extending into those unincorporated areas within one-and-one-halfmiles of the Village, the subdivision of such property is legally exempted from "the application of any less restrictive rules or regulations". In summary, the property owner must comply with the most restrictive standards and requirements set forth by both the Village and the County, which in this case, is the Village of Burr Ridge. Staff has reviewed the petition and has found that the subdivision's entire proposed infrastructure meets the standards imposed by the Village's Subdivision Ordinance. Mr. Walter recommended that the Plan Commission retain its right to review and approve the proposed subdivision for compliance with the Village's Subdivision Ordinance, as Village approval of the proposed subdivision will permit collection of school and park impact fees. The Plan Commission may also recommend waiver of said right at any time and allow the development to continue as proposed with no further review or enforcement, including waiving the Village's right to collect any impact fees.

Chairman Trzupek asked for public comment. There was none.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board approve a request by American Estate Development for extraterritorial review and preliminary plat of subdivision at 16W415 99th Street, subject to the submitted site plans.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Farrell, Irwin, Hoch, Petrich, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

<u>PC-04-2020: 11622 87th Street (Vari); Preliminary Plat of Subdivision and Subdivision Variations</u>

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Jim Vari, requesting a preliminary plat of subdivision with subdivision variations at 11622 87th Street. Mr. Walter said that the purpose of the petition was to receive feedback from the Plan Commission on a proposed subdivision with variations, but to take no vote on the petition this evening. To create this subdivision, the petitioner is normally required to provide a cul-de-sac terminus with a 90' pavement width and 120' right-of-way per the Subdivision Ordinance. The petitioner has requested a variation from this requirement as the property would not be generally sub-dividable without a variation from this requirement. Two single-family residential lots are proposed; each lot complies with the minimum 40,000 square foot lot area but not from the 125' width as required in the R-2A District. Lot 2, as generally described by the petitioner, would not have sufficient width at either the southern terminus along 87th Street nor along the lot as proposed in the northeast portion of the subject property. The petitioner is also requesting a variation to waive the requirement for a 60' right of way and 28' public road leading to either lot in the proposed subdivision. The lots would both become accessible via a shared private driveway with an access easement. The driveway that would be shared by the new lots already exists and would not require any improvements if such a variation were permitted. The petitioner presents the proposal to the Plan Commission with a simple plat of subdivision to gauge the Plan Commission's feedback as to the feasibility of the petition. If the Plan Commission were to be receptive to recommending approval of the variations, the petitioner would return with more detailed plans for an official recommendation later.

Commissioner Irwin said he understood the purpose of the request and would be open to further consideration.

Commissioner Farrell said that the petition seemed forced and asked if the petition would set any precedents if the variations were approved. Mr. Walter said that granting a variation not to require the full public street would certainly set a precedent for future petitions.

PC-05-2020: Village Center PUD (Hassan); Informal Discussion

Ramzi Hassan, owner of the Village Center, made a presentation regarding the economic and planning status of the Village Center. Mr. Hassan said that he planned to bring several petitions forward in the coming weeks which would create revisions to the Village Center PUD which would allow for greater flexibility in creating a vibrant shopping center. The Plan Commission appreciated Mr. Hassan's presentation and looked forward to his petitions coming forth.

VII. FUTURE SCHEDULED MEETINGS

Mr. Walter said that no meeting was scheduled for September 7, 2020 due to Labor Day. The next scheduled Plan Commission meetings were set for September 21, 2020 and October 5, 2020.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 10:58p.m.

AYES:	8 – Hoch, Petrich, Broline, Irwin, Stratis, Farrell, Parrella, and Trzupek
NAYS:	0-None

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:	
	Evan Walter, Assistant Village Administrator



Z-12-2020: 7512 County Line Road (Giadla); Requests a special use to permit a medical office at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add "offices, including medical, dental, optical, and chiropractic, under 3,000 square feet" as a permitted use and "offices, including medical, dental, optical, and chiropractic, over 3,000 square feet" as a special use, both in the T-1 Transitional District.

HEARING:

September 21, 2020

TO:

Greg Trzupek, Chairman Plan Commission

FROM:

Evan Walter Assistant Village Administrator

PETITIONER:

Peter Giadla

PETITIONER STATUS:

Property Owner

CURRENT ZONING:

T-1 Transitional

CURRENT LAND USE:

Office Building

CURRENT COMP PLAN:

Recommends Office

FUTURE COMP PLAN:

Recommends Office

SITE AREA:

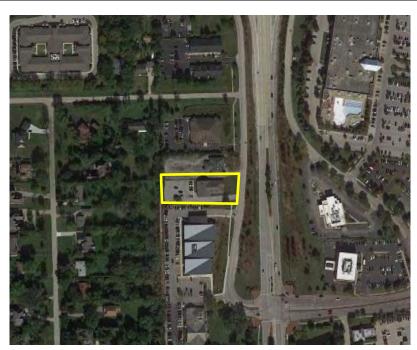
0.7 Acres

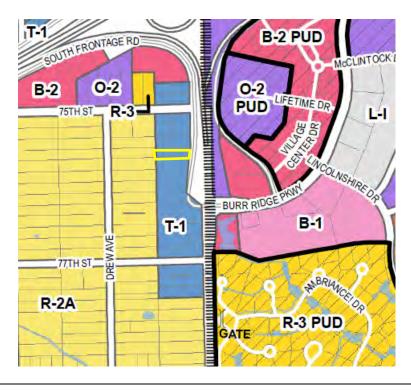
PARKING:

29 Spaces

SUBDIVISION:

Bartlett Estates





Staff Report and Summary

Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact

The petitioner is Peter Giadla, owner of the office building and property located at 7512 County Line Road. The petitioner is requesting a special use to permit a medical office at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add "offices, including medical, dental, optical, and chiropractic, under 3,000 square feet" as a permitted use and "offices, including medical, dental, optical, and chiropractic, over 3,000 square feet" as a special use, both in the T-1 Transitional District. The subject property contains an approximately 6,500 square foot office building with 29 parking spaces.

Special Use

The petitioner requests a special use for a medical (Balance Chiropractic Medicine) office at the subject property. The petitioner states that the practice will have 3-5 employees and see approximately 200 patients per week. This equates to approximately 40 patients per day or four per hour based on the proposed hours of 7:00am-7:00pm. Permitted business hours for uses in the T-1 Transitional District are 7:00am-10:00pm.

The Zoning Ordinance states that six parking spaces must be provided for each doctor/dentist working at a medical use. In the case of this petition, one doctor will be working at the property at any given time, meaning that six parking spaces are required for the use overall. There are two other tenants (one office and one medical) currently located at the subject property, with the special use applicant representing the balance of the vacant space in the building. Combined with the six parking spaces required by the applicant, the combined uses would be required to have access to 16 total parking spaces (10 by the three existing tenants and six for the applicant), whereas there are 29 total parking spaces currently available at the subject property. Approximately 2,500 square feet of space remains vacant within the subject building at this time; if an office use were to lease the space the property would be required to accommodate 26 total parking spaces, ensuring that sufficient spaces would be available without the need for a variation.

Text Amendment

In addition to the request for a special use, the petitioner requests a text amendment to Section VII.C.2 of the Zoning Ordinance to add "offices, including medical, dental, optical, and chiropractic, under 3,000 square feet" as a permitted use and "offices, including medical, dental, optical, and chiropractic, over 3,000 square feet" as a special use. At this time, all offices (including medical offices) are listed as special uses in the T-1 Transitional District, regardless of the square footage of the proposed use. The petitioner has stated that the purpose of the text amendment is to ensure that office properties in the T-1 Transitional District, including his, are able to lease vacant space to uses that fit the general purpose of most of the development in the T-1 Transitional District on a Village-wide basis. Aside from the T-1 Transitional District that is observed in the map on the first page of the staff report, the only other property which is zoned T-1 in the Village are two properties on North Frontage Road, one of which was recently considered for development of an office building (Z-04-2020: 15W230 North Frontage Road; Bobak). These properties contain office buildings, two municipal structures (Village Hall and the Police Station), and a medical office (Shirley Ryan Ability Lab). The purpose of Transitional Districts is as follows:

The Transitional District is designed to promote orderly and sound planning between residential and non-residential districts by providing for graduated uses from the less intense residential areas to the more intense non-residential areas Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact

without encroaching upon or negatively affecting residential areas of the Village. The districts are designed to prevent incompatible uses from being located adjacent or in near vicinity to each other. The purpose of these districts shall be to provide for a reasonable and orderly transition from, and buffer between, residential and non-residential uses; to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of residential areas; to provide a location for certain services needed now or in the future by Village residents; to provide for such non-residential uses in certain locations which are compatible to, but not identical to, both adjacent non-residential and residential uses through maintenance of the residential architectural character of the buildings; and to maintain the quality of life and environment currently enjoyed in the Village.

The aforementioned definition is intended to cover both the T-1 Transitional and T-2 Transitional Districts; however, there are no properties currently zoned T-2 Transitional in the Village at this time.

Public Hearing History

No public hearings have been held regarding the subject property.

Public Comment

No public comment was received regarding this petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact that may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend a special use be granted to the petitioner for a medical office space at 7512 County Line Road, staff recommends it be made subject to the submitted business plan as well as limited to Balance Chiropractic Medicine at 7512 County Line Road, with the special use deemed null and void if Balance no longer operates said business at the subject property.

Staff has no recommended conditions regarding the request for a text amendment to Section VII.C.2 of the Zoning Ordinance to add "offices, including medical, dental, optical, and chiropractic, under 3,000 square feet" as a permitted use and "offices, including medical, dental, optical, and chiropractic, over 3,000 square feet" as a special use. Text amendments are judged on the merits of their appropriateness within and apply to all properties within the overall zoning district.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



FINDINGS OF FACT FOR AN AMENDMENT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Yes, current properties to both north and south of the subject property occupied by similar uses within the T1 Zoning.

We are hereby requesting text amendment to allow business of 3,000 square feet and less to be be exempt from subsequent special use process and allow general office, as well as other businesses offering medical, dental, psychological, counseling, chiropractic, rehabilitation, and financial services or other similar uses at the premises of 7512 S. County Line Rd., Burr Ridge, IL.

b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

Yes, the amendment would maintain consistency of the uses in the immediate area along frontage road.

(Please transcribe or attach additional pages as necessary)

Address:

7512 S. County Line Rd., Burr Ridge, IL

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
 Yes, the use meets public necessity and is of benefit to the Village and its residents.
- The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
 Correct.
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
 Correct.
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

 Correct.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

Yes, already in existence.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
 Yes, already in existence.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

 Correct. Similar uses already in place north and south of current property.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

 Yes.

Detailed description of the business or business plan that describes hours of operation, anticipated number of customers & employees, products and services provided, or any additional information or marketing about the intended business.

Chiropractic office providing chiropractic, rehab and other health services. Hours of operation to be Monday thru Saturday 7AM to 7PM. Anticipating 3-5 employees and potential 150-200 patient encounters per week. Other services will include massage and cold/ laser therapy.



BURR RIDGE A VERY SPECIAL PLACE

Gary Grasso Mayor

J. Douglas Pollock Village Administrator

7660 County Line Rd. - Burr Ridge, IL 60527 (630) 654-8181- Fax (630) 654-8269 - www.burr-ridge.gov

September 2, 2020

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Peter Giadla for a special use to permit a medical office at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add "offices, including medical, dental, optical, and chiropractic, under 3,000 square feet" as a permitted use and "offices, including medical, dental, optical, and chiropractic, over 3,000 square feet" as a special use, both in the T-1 Transitional District. The petition number and property address is **Z-12-2020:** 7512 County Line Road and the Permanent Real Estate Index Number is **09-25-402-018**.

A public hearing to consider this petition is scheduled for:

Date: Monday, September 21, 2020

Time: 7:00 P.M. or as soon thereafter as the matter may be heard.

Location: Village Hall – Board Room

7660 County Line Road Burr Ridge, IL 60527

Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640, as follows:

Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQx https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQx https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQx https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQx https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQx https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQx

Meeting ID: (224) 441-6894 Phone Line Access: 935 106 751#

CONTINUED ON BACK OF PAGE

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant Village Administrator (630) 654-8181 ext. 2010 ewalter@burr-ridge.gov

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527, but such gathering currently will be limited to no more than 50 persons in attendance at any one time, subject to applicable social distancing requirements, unless otherwise modified, as stated hereinabove. Public comment may also be submitted prior to and during said meeting. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, September 15, 2020. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at 7660 County Line Road, Burr Ridge, Illinois 60527. Public comment may also be submitted during the meeting telephonically via the Meeting Link found previously in this notice. All public comment received in a timely fashion shall be considered equally, regardless of the method of communication. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

Kukuc, Frank & Margaret 7603 S Drew Ave Burr Ridge, IL 605210000 PIN 09254020070000

Mw Real Estate Investment 2829 Towsgate Rd Westlake Villag, CA 605210000 PIN 09252110210000

Mw Real Estate Investment 2829 Towsgate Rd Westlake Villag, CA 605210000 PIN 09252110180000

Dr Andrew J Moormann 50 Burr Ridge Pkwy 101 Burr Ridge, IL 605270843 PIN 18303050050000

Patel, Ruchik & Jigna 1160 S Michigan Ave Chicago, IL 605270000 PIN 09254010240000

Burr Deed Llc 10350 Bren Road West Minnetoka, MN 553439014 PIN 18303000380000

Kukuc, Stanley & Irene 7615 S Drew Ave Burr Ridge, IL 605270000 PIN 09254020100000

Koukol, Thomas & Joy 15W122 75Th St Burr Ridge, IL 605210000 PIN 09254020010000

Harris Na Cre
Po Box 755
Chicago, IL 606900755
PIN 18303040040000

Zeleznikar, John V 121 W 75Th St Burr Ridge, IL 605210000 PIN 09252110230000 Krampits, George & Ann 7515 S Drew Ave Burr Ridge, IL 605210000 PIN 09254020040000

Lifetime Fitness 130 2902 Corporate PI Chanhassen, MN 553174560 PIN 18303000400000

PIN 0

Village Of Burr Ridge 7660 S County Line Rd Burr Ridge, IL 605210000 PIN 09254020230000

Vallandigham, Richard A 7511 Drew Ave Burr Ridge, IL 605210000 PIN 09254020030000

Village Of Burr Ridge 7660 S County Line Rd Burr Ridge, IL 605210000 PIN 09254020240000

Doug Young 18267 Casey Rd Grayslake, IL 600309709 PIN 18301000080000

Burr Deed Llc 10350 Bren Road West Minnetonka, MN 553439014 PIN 18303000420000

Paulius, Andrius 1815 W Iowa St Chicago, IL 605270000 PIN 09254020060000

Stoss Michaels, Rita D 7520 S Drew Ave Burr Ridge, IL 605210000 PIN 09254010190000 Bre/Esa P Portfolio Llc

Charlotte, NC 605210000 PIN 09252110330000

Edward T Prodehl 104 Ambriance Ct Burr Ridge, IL 605270801 PIN 18303060330000

Mps Loria Dvlpmt Llc 7500 S County Line Rd Burr Ridge, IL 605270000 PIN 09254020140000

Novak, George T 7508 Drew Ave Burr Ridge, IL 605270000 PIN 09254010160000

Christian Brother Midwest 7650 S County Line Rd Burr Ridge, IL 605270000 PIN 09254020270000

Life Time Fitness 130 2902 Corporate Place Chanhassen, MN 553174560 PIN 18303000410000

Allen, Russell 7519 Drew Ave Burr Ridge, IL 605210000 PIN 09254020050000

Kolniak, Christina A 7600 Drew Ave Burr Ridge, IL 605270000 PIN 09254010200000

Mw Real Estate Investment 2829 Towsgate Rd Westlake Villag, CA 605210000 PIN 09252110200000

Labus, Marian E 7612 Drew Ave Burr Ridge, IL 605270000 PIN 09254010230000 One Equity Place Llc 7420 S County Line Rd Burr Ridge, IL 605210000 PIN 09252110320000

Pabijanski, Henryk 7626 Drew Ave Burr Ridge, IL 605210000 PIN 09254020130000

M S J Properties 4601 W 49Th St Chicago, IL 605210000 PIN 09254010140000

Burr Deed Llc 10350 Bren Road West Minnetonka, MN 553439014 PIN 18303000320000

Mw Real Est Invest Llc 2829 Townsgate Rd West Lake Vill, CA 605270000 PIN 09252110170000

Bien, G & S Mikos 631 67Th PI Willowbrook, IL 605210000 PIN 09254010170000

Korfist, Christian 7611 Drew Ave Burr Ridge, IL 605276948 PIN 09254020090000

Iwanetz, Bohdan A 7516 Drew Ave Burr Ridge, IL 605276929 PIN 09254010180000

Rivera, Rudolph A 7607 S Drew Ave Burr Ridge, IL 605270000 PIN 09254020080000

Reegs Properties Po Box 639 Hinsdale, IL 605220639 PIN 18303050030000 Mw Real Estate Investment 2829 Towsgate Rd Westlake Villag, CA 605210000 PIN 09252110190000

Moinnuddin, Abid & S 7623 S Drew Burr Ridge, IL 605210000 PIN 09254020120000

PIN 18303000560000

Beechen & Dill Builders 7512 S County Line Rd Burr Ridge, IL 605210000 PIN 09254020190000

Taxpayer Of 101 Burr Ridge Pkwy Burr Ridge, IL 605270809 PIN 18303040030000

Beechen & Dill Bldrs Inc 7512 County Line Rd Burr Ridge, IL 605270000 PIN 09254020260000

Schauer, Cynthia 120 W 75Th St Burr Ridge, IL 605270000 PIN 09254020020000

M S J Properties 4601 W 49Th St Chicago, IL 605210000 PIN 09254010150000

Mc Cash, Benjamin L & L P 119 W 75Th St Burr Ridge, IL 605210000 PIN 09252110240000

Burr Deed Llc 10350 Bren Road West Minnetonka, MN 553439014 PIN 18303000370000 Dill, Gerald W 7512 County Line Rd Burr Ridge, IL 605270000 PIN 09254020180000

Opus North Mgmt Corp 701 Village Center Dr Burr Ridge, IL 605274518 PIN 18303050010000

St Bk Countryside Tr 78 7508 S County Line Rd Burr Ridge, IL 605210000 PIN 09254020170000

Village Of Burr Ridge 7660 S County Line Rd Burr Ridge, IL 605210000 PIN 09254020250000

One Equity Place Llc 7420 S County Line Rd Burr Ridge, IL 605270000 PIN 09252110310000

Chang, Dale &Jessica Bong 7608 Drew Ave Burr Ridge, IL 605210000 PIN 09254010220000

Ambriance Trust 1 Ambriance Dr Burr Ridge, IL 605276493 PIN 18303060630000

Reinesto, Mark & Cynthia 7604 Drew Ave Hinsdale, IL 605210000 PIN 09254010210000

Mps Loria Dvlpmt Llc 7500 S County Line Rd Burr Ridge, IL 605210000 PIN 09254020150000

Cervantes, Francisco 7619 Drew Ave Burr Ridge, IL 605270000 PIN 09254020110000



VILLAGE OF BURR RIDGE PLAN COMMISSION AND ZONING BOARD OF APPEALS

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

7512 S. County Line Rd., Burr Ridge, IL

Property Owner or Petitioner:

Giadla Holdings, LLC

(Signature)

(Print Name)



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMAT	FION (to be completed by Petitioner)
PETITIONER (All correspondence will be directed to the	Petitioner): Giadla Holdings, LLC
STATUS OF PETITIONER: Owner	
PETITIONER'S ADRESS: 7702 S. Cass Ave	e., Suite 220, Darien, IL 60527
ADDRESS OF SUBJECT PROPERTY: 7512 S.	
PHONE: 312-961-1743	N.
EMAIL: pgiadla@seneca-re.com	
PROPERTY OWNER: Giadla Holdings, Li	LC
PROPERTY OWNER'S ADDRESS: 7702 S. Cas	ss Ave. PHONE: 312-961-1743
	Rezoning X Text Amendment Variation(s)
	ice use as well as businesses offering tion, medical, dental, optical, chiropract
	other similar uses for unit size of
	Sener similar uses for unit size of
PROPERTY INFORMATI	ON (to be completed by Village staff)
PROPERTY ACREAGE/SQ FOOTAGE: 30,850 S	EXISTING ZONING: T1
	Office / Paint, Clean, Flooring (etc.)
SUBDIVISION:	
PIN(S)#09-25-402-018	
contained in this petition will be used in preparation of a lega	te and accurate to the best of my knowledge. I understand the information al notice for public hearing. I acknowledge that I will be held responsible
for any costs made necessary by an error in this petition.	
A TEX LISTE	Z/10/00
Petitioner's Signature	Date of Filing



Z-11-2020: Village Center PUD (Hassan); Requests an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5a, 5b, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5a, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development.

HEARING:

September 21, 2020

TO:

Greg Trzupek, Chairman Plan Commission

FROM:

Evan Walter Assistant Village Administrator

PETITIONER:

Ramzi Hassan

PETITIONER STATUS:

Property Owner

CURRENT ZONING:

B-2 Business PUD

CURRENT LAND USE:

Mixed-Use Shopping Center

CURRENT COMP PLAN:

Recommends Mixed-Uses

FUTURE COMP PLAN:

Recommends Mixed-Uses

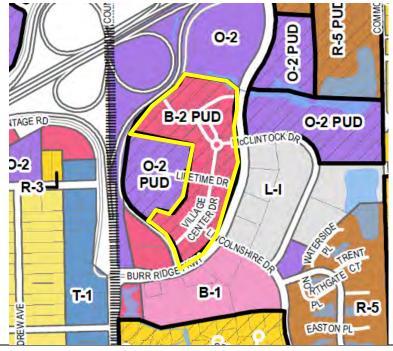
SITE AREA:

Acres

PARKING:

1,300 Public Spaces





The petitioner is Ramzi Hassan, owner of the Burr Ridge Village Center mixed-use shopping center. The petitioner requests an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5a, 5b, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5a, and reestablishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development. The petitioner has submitted this request to the Village after much discussion with staff about the challenges inherent within the current built environment and land-use plan (from a leasing perspective) of the Village Center, as well as the inefficiency of repeatedly petitioning the Village for approval of pending leases at the subject property.

Intent of the Comprehensive Plan and Village Center PUD

In 2005, the Village adopted an amendment to the Burr Ridge Comprehensive Plan, which described downtown Burr Ridge as "the Village Center". This area was not limited to the Village Center property referenced in this petition; in this report, staff will describe the Village Center described in the Comprehensive Plan as "downtown" or "downtown Burr Ridge", whereas the Village Center mixed-use center will be described as the "Village Center" or "Village Center PUD". Downtown Burr Ridge was described by the Comprehensive Plan amendment as follows:

A mixed use district that serves as the primary place of economic and social interaction within the community; where people shop, live, socialize, and work, and which is easily identified as unique within the community. The wide array of land uses and activities in the Village Center contributes to the creation of a unique place characterized by diverse and high quality physical, social, and economic interactions.

Furthermore, the Village Center was described in its enacting PUD ordinance as follows:

A mixed-use town center with retail, residential, and office uses in a traditional pedestrian environment.

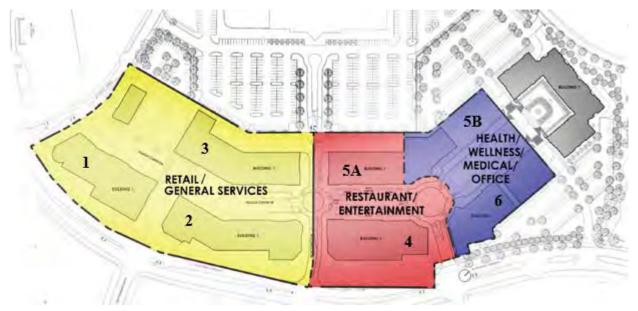
Amendments to First-Floor Uses

Many of the uses that are presently listed as permitted or special uses could be described as either retail or service, although the vast majority of uses listed in the master document are retail-oriented. There are 46 total types of permitted uses and 25 types of special uses that are contained in the master use list, although some of the special uses are ancillary to other uses, such as "outdoor dining", "hours exceeding 6 AM to 12 Midnight", etc.

Building	Permitted	Special
1	38	12
2	46	22
3	46	22
4	46	22
5A	46	22
5B	38	25
6	38	12

The petitioner is requesting specific uses be added to specific buildings within the Village Center with the intent of creating three distinct "leasing districts" within the seven buildings on the subject property with first-floor commercial space (noted below). These districts are the "Retail/General Services"; "Restaurant/Entertainment"; and "Health/Wellness/Medical/Office". It should be noted that this petition proposes no changes to the list of uses in second-floor commercial areas or use

of the residential portions of buildings at the Village Center. These Districts would allow for more efficient and targeted groupings of specific use types, such as congregating restaurant and entertainment uses in a portion of the property that has no residents in the adjoining buildings while also creating critical masses of uses, which further promotes synergy in the Center's leasing strategy. One such example includes the addition of medical offices in the Health/Wellness District, generally located around the Village Green. The petitioner states that since these buildings have suffered from a lack of leasing success, it has become unrealistic to continue to pursue a general retail leasing strategy in this area of the property.



The petitioner is also requesting the introduction of several conceptual changes in the master use list, including the general addition of retail, service, and entertainment uses based upon which District each building is located. Another example would include the addition of "general retail" as a permitted use in all buildings at the Village Center, which is defined by the proposal as "51% or more of total revenue / 75% of total net floor space is dedicated to retail sales". The petitioner states that the increasing difficulty of retail leasing necessitates the need for flexibility for the "general retail" use. The petitioner states that since the vast majority of uses already noted in the master use list are retail in nature, the central focus of the Village Center would continue to be retail, except to guarantee that all retail uses would then be acceptable to both parties without the unknown of a public hearing.

The proposal would also amend where restaurants would be permitted in terms of the PUD's individual land use plan; restaurants are presently limited on a land use basis (but not necessarily legally restricted) to corner units. The petitioner also requests that certain non-use actions at the Village Center be included to require conditional approval, including façade amendments as well as any amendments to outdoor pedestrian areas or the aforementioned Restaurant/Entertainment District's streetscape (such as approval of landscaping, lighting, outdoor furniture, etc.).

A complete list of the proposed amendments to the master use list as well as the original master use list is included in Exhibit A.

Amendments to Common Spaces

The petitioner also requests an amendment to the Village Center PUD to close Village Center Drive to non-emergency vehicle traffic between LifeTime Drive and McClintock Drive to establish an outdoor pedestrian environment adjacent to Buildings 4 and 5A. This would include the re-establishment of the original traffic circle at the southern end of the Village Green as well as the creation of a new traffic circle within the intersection of LifeTime Drive and Village Center Drive, and finally, the creation of two valet staging areas at either traffic circle. The purpose of the amendment to the streetscape is to create an outdoor seating/dining area within the aforementioned Restaurant/Entertainment District area of the Village Center. This District's purpose and intent would be to concentrate such uses into a specific area (but not necessarily restrict these uses to said area) which would have a corresponding pedestrian environment which can be utilized by each business within the District and Village Center generally. No construction drawings have been received by the Village i.e. engineering design, etc.; however, staff wishes to identify several aspects of the proposal that require further discussion.

Parking

There are 1,300 public parking spaces (surface and deck parking) throughout the Village Center. This total does not include private spaces reserved for residential owners in underground garages. The number of spaces at the property is based upon a calculation that was made during the original establishment of the PUD; this calculation assumes a general mix of uses being present at the subject property, including restaurants, retail, and service uses, at one parking space per 100 square feet of total gross leasable square footage. These spaces are legally unrestricted in that no one party (tenant employees, visitors, residents, etc.) has an exclusive to use these spaces. The proposed amendment to the streetscape would result in the loss of 38 total parking spaces, including two accessible spaces, representing less than 3% of the total public parking on the property. The petitioner states that the businesses currently located in this section of the property are in favor of the closure of the street, including the loss of parking, as the area remains accessible to the parking decks via access located adjacent to Hampton Social. The current businesses in this area have also stated that the on street parking being constantly occupied creates the illusion of businesses appearing busier than they otherwise may be, thus resulting in loss of customers.

Traffic Patterns

The petition proposes to add a traffic circle at either end of the District, as well as proposes to add a landscaped center median replacing the left-hand turn lane of LifeTime Drive east of the new traffic circle. Traffic would turn left by going around the traffic circle and merging onto Village Center Drive headed south towards Cooper's Hawk and Starbucks. Staff recommends that the drive aisle exiting the traffic circle southbound be slightly rounded to allow for more natural vehicle progression out of the traffic circle. Amendments to access easements would also be required because of revisions to traffic patterns, although no fundamental loss of ingress or egress to any adjacent property owner or beneficiary would occur through approval of the petition.

The petitioner has added valet staging areas adjacent to each proposed traffic circle; the valet at the southern end would be able to house five cars, while the valet area at the northern end would be able to house three cars. The Village Center would provide valet services for all patrons, although it has not been determined when the service would be offered in terms of days of the week or hours on said days. There has also been no determination as to where the valet will park cars; staff recommends that the Plan Commission consider restricting storage of valet parking to the surface lot behind Building 5B as well as within any parking deck to minimize the impact of

Z-11-2020: Village Center PUD (Hassan); PUD Amendments and Findings of Fact

parking on businesses and residents in Building 5B and 6. The valet lane located next to Topaz would be eliminated by this proposal, with Topaz's customers using the new valet area. No access loss to Burr Ridge Parkway would occur because of this petition's approval.

The closure of the street would result in the closure of Village Center Drive to non-emergency vehicle traffic via a complete reconstruction of the street surface into a pedestrian-oriented public space. Aside from curbs constructed along the exterior boundary of the streetscape, the entire space would be Curbless, with additional protection provided by bollards and other decorative traffic control devices that would be placed along the boundary of the space. Emergency vehicles would remain permitted to access the entirety of the public space via an unmarked access lane. While not specifically noted in this petition, staff recommends that technology embedded in collapsible bollards via strobe switches or OPTICOM detectors be located at either end of the access lane. This technology allows for bollards that are otherwise resistant to vehicle impacts to automatically collapse if an emergency beacon is detected in the area.

Staff notes that no revisions to the streetscapes along Village Green or on any adjacent surface parking lot are proposed. In addition, the petition reflects that traffic patterns would be reversed adjacent to the Village Green; this was an error, as the traffic direction and flow is not proposed for reversal by the petition.

Amenities

As the plans submitted by the petitioner appear to indicate a fully landscaped northern traffic circle, staff interprets the petition to propose elimination of the public fireplace and surrounding seating area in this location. Many residents have also requested consideration be given related to the location of the temporary bandshell that is set up at the northern end of the Village Green to host concerts. Staff recommends that if the bandshell and the location of concerts is desired for relocation, a plan be submitted by the petitioner as to where concerts would take place.

Engineering and Common Area Maintenance

Staff has not received plans related to engineering plans related to this petition, as the petition would result in the removal of an entire streetscape with stormwater inlets along the street and gutter. Staff also recommends that a general maintenance schedule be submitted by the petitioner related to snow removal and other maintenance activities, such as furniture storage, etc. related to the public space. The maintenance schedule would not become a part of the PUD, but would allow for a general understanding as to how such activities are envisioned to be accomplished.

Public Comment

Staff has received approximately 30 public inquiries regarding the petition, almost all of which originated from residents at the Village Center. Staff hosted two public open houses for residents and tenants of the Village Center on September 16 and 17, both of which were well attended. The purpose of the open houses were to allow for additional opportunity for the public to learn about the petition, ask questions of the petitioner and Village staff, as well as consider any issues that were important to stakeholders of the subject property. Staff feels that the issues identified in the staff report are representative of the concerns that were provided by members of the public. Overall, approximately 60% of the public inquiries were supportive of the petition after discussion with staff.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact related to this petition. If the Plan Commission wishes to recommend an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5a, 5b, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5a, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development, staff recommends it be made subject to the following conditions:

- 1. The amendment shall be consistent with the submitted site plans and list of permitted and special uses.
- 2. The petitioner must receive conditional approval from the Plan Commission and Board of Trustees regarding the Restaurant/Entertainment District's final streetscape design, such as color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.
- 3. All cars operated on valet bailment at the Village Center must be parked either in the surface parking lot adjacent to Building 5B or in any parking deck.
- 4. The petitioner must submit a revised on-site wayfinding plan for the Village Center for consideration within six months of approval of this petition.

Other issues that the Plan Commission may wish to consider as part of its recommendation but are not necessarily included as conditions recommended by staff include the following:

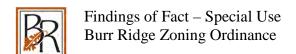
- 1. Location and staging of special events, including but not limited to the Village summer concert series.
- 2. Tenant maintenance standards, such as façade and awning design and maintenance.
- 3. Inclusion of common area maintenance plans, if any.
- 4. Relocation or re-provision of removed amenities.
- 5. Inclusion or future approval of final engineering designs, including curb standards at traffic circles, etc.
- 6. Outdoor space use plan, such as how the petitioner plans to permit outdoor space to be divided for use among existing and future tenants.

Appendix

Exhibit A – Materials Related to Amendment of Uses

Exhibit B – Materials Related to Amendment of Common Spaces

Exhibit C – Petitioner Application and other Miscellaneous Materials



Address:

Village Center PUD Amendments

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

The Village Center's request for additional uses are those which are otherwise not available to the Village, as no such uses are present in the Village. The Village Center represents the ideal location for these uses, as it is intended to be mixed-use, thus creating a public expectation of said development on site. Additionally, an amenity such as a pedestrian-oriented streetscape such as that proposed by the petition would be unique to not only the Village but also the surrounding suburbs. The addition and reorganization of the Center's uses combined with the improved streetscape will create the legal framework for an inviting and vibrant town-center feel such as was envisioned by the original PUD.

b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

All uses listed are generally family-friendly and will not bring salacious or unwelcome members of the public to the Village. The uses proposed are intended to drive high-quality tenants to the property, and thus attract high-quality visitors to Burr Ridge. The revised streetscape will similarly enhance public health and safety as it will allow for open-air enjoyment of the Village Center, in plain sight and view of all who frequent, while ensuring that public health effects of recreational and enjoyment are mitigated. The revised streetscape will capture the essence of Burr Ridge in a way not readily observed elsewhere in the community.

c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

Indeed, the addition of and reorganization of the Center's uses and revised streetscape will expand the enjoyment of the downtown and increase property values to those investing in the Village's downtown. Car noises and traffic will be mitigated on the street side of the residential buildings and limit all traffic to areas less oriented towards residential or in the parking garages of the Center. Both will be welcome improvements to both businesses and residents of downtown Burr Ridge.

d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed uses will fit into the general plan of the Village Center PUD without need for site revisions, whereas the revised streetscape will require only revision to the surface infrastructure already on site. No other parcels will be affected by either proposal.

e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

A traffic circle is proposed on the west end of the entertainment district, while the traffic circle shall be reconstructed on the east end for ease of ingress and egress. Two valet lanes will be constructed immediately to the east and west boundaries of the proposed entertainment district, while emergency access is also provided for those in need of said services. Drainage will be created through standard engineering revisions in compliance with Village and County ordinance.

f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Affirmed; the intent of the revised streetscape is to <u>necessarily limit</u> ingress and egress and minimize traffic congestion in the proposed area. Improvements have been proposed to promote normal traffic circulation otherwise, with special care paid to ensuring that patrons may utilize either a valet lane or the existing parking decks. No revisions are proposed for any surface or deck parking area otherwise outside of the scope of the entertainment district. No additional points of ingress or egress will be added to Burr Ridge Parkway, while none will likewise be removed, therefore adding traffic at any egress point.

g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

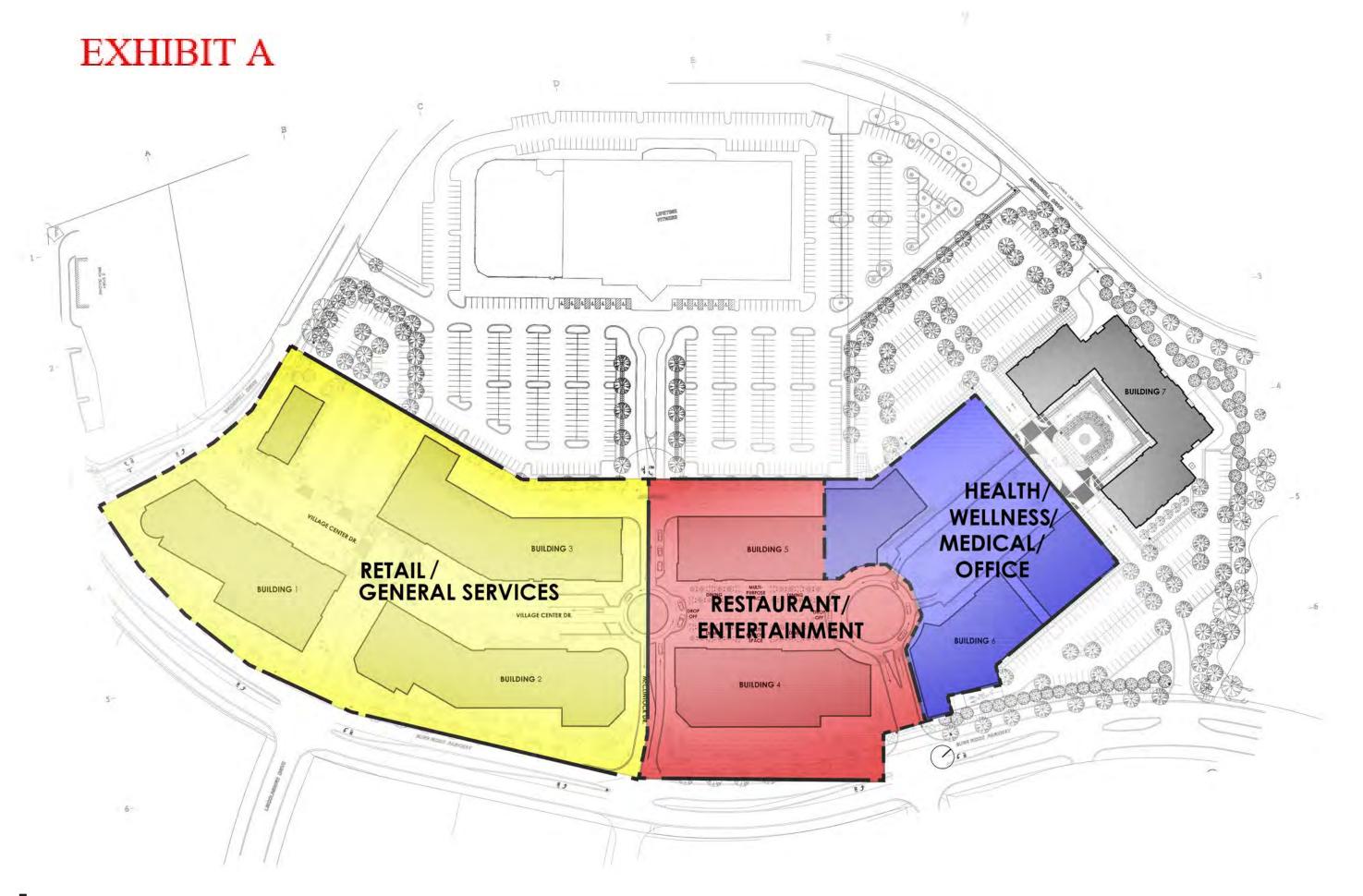
Correct. The petition is intended to drive home the primary intentions of the Village Center PUD in its desire to be a mixed-use town center.

h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

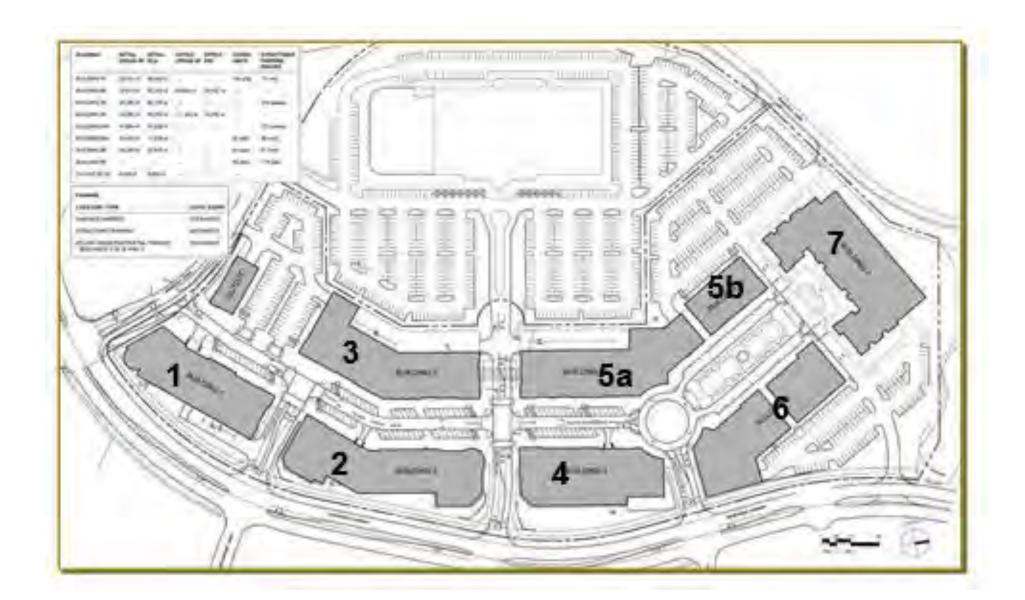
The petition is intended to drive home the primary intentions of the Village Center PUD in its desire to be a mixed-use town center. As part of its regulatory structure, Section XIII.L of the Zoning Ordinance permits the establishment of Planned Unit Developments (PUD's) in the Village, with the purpose of PUD's being present to:

"Provide a mechanism to accommodate development of an area of the minimum size established in specific district regulations set forth in this Ordinance which is in the public interest, and which would not otherwise be permitted pursuant to this Ordinance. It is anticipated that Planned Unit Developments will offer one or more of the following advantages: designs which reflect the historic open character of single family areas of the Village, designs which enhance the appearance of neighborhoods by conserving streams, areas of natural beauty, and natural green spaces, designs which counteract possible urban monotony and congestion in streets, designs which promote compatible architecture between adjacent buildings and structures, and designs which will substantially buffer and provide appropriate transitions between differing types of land use and intensities of development from each other so as to minimize any adverse impact which new development may have on existing or zoned development. These provisions are also intended to provide an opportunity to accommodate developments that involve one or more uses and that may be located in more than one zoning district."

In summary, the PUD represents a land use tool that permits the Village to use discretion in permitting development at specific locations otherwise not readily permitted otherwise under standard zoning. The Village Center represents one of the most prominent examples of a PUD in Burr Ridge, characterized by the vision statement that was laid out in its original 2005 ordinance establishing the Center: "A mixed-use town center with retail, residential, and office uses in a traditional pedestrian environment." While the Village Center's PUD has been revised in minor detail over the years, a wholesale consideration of the PUD's fundamental stance has not occurred since its establishment. These revisions are indeed compatible with the standards and uses of the Zoning Ordinance as they are necessarily related to one development: the Village Center. The petition fulfills the purpose and intent of the original PUD because the Center cannot fulfill its intent without the revisions; that is, the Center will struggle to achieve necessary critical mass in terms of occupancy, thus limiting its ability to serve as the center of the Village's economic and social identity as was its original intent.







Add to all Buildings

- Medical office, including but not limited to:
 - o Dentist
 - o Dermatologist
 - o Chiropractor
 - o Physical Therapy
 - o Cryotherapy
 - o General Practice Office
 - o Immediate care
- Financial Services
- Co-Work
- Construction/Home Builder
- General Retail (wherein 51% or more of total revenue / 75% of total net floor space is dedicated to retail sales)

Add to Building 1/2/3/4/5A

- Entertainment Uses including but not limited to:
 - o Comedy club
 - o Arcade
 - o Inflatable play space
 - o Axe lounge
 - o Escape room
 - o Golf simulator
 - o Indoor mini golf
 - o Bowling alley
 - o Board game lounge
 - Kids Science Labs

Move to Permitted Use in Building 2/3/4/5A

• Restaurants without drive-through facilities and with any one of the following: live entertainment, dancing, or sales of alcoholic beverages

Add to Building 2/3/4/5A

• General office use as long as the office use does not encompass more than 50% of the square footage of the building

Add to Building 1/5B/6

• General Office Use

Add as Requiring Conditional Review

- Amendments to Approved Facades
 Amendments to Outdoor Pedestrian Areas/Entertainment District Streetscape

Ordinance No. A-834-10-05

Exhibit N

Permitted and Special Uses for the First Floor of Buildings 1 and 6 (410-480 and 800-880 Village Center Drive)

1. Permitted Uses:

The following uses shall be permitted on the first floor of Buildings 1 and 6 subject to the issuance of a Zoning Certificate of Occupancy:

- A. Antique shops with less than 7000 square feet of floor area
- B. Art Galleries
- C. Art and School Supply Stores
- D. Barber Shops
- E. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- F. Book stores and stationery shops
- G. Camera and photographic supply stores
- H. Candy stores, not including processing or production of food or candy
- I. Card and gift shops
- J. Carpet and rug stores (retail only) with less than 7,000 square feet of floor area
- K. China, glassware and household goods stores
- L. Clothing, clothing rental, and clothing accessory stores
- M. Coin and philatelic stores
- N. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- O. Craft, fabric, and sewing stores
- P. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- Q. Florist shops
- R. Furniture stores
- S. Furrier shops
- T. Garden, landscape, and patio stores
- U. Hardware or home improvements stores with less than 7,000 square feet of floor area
- V. Hobby shops (not including video game parlors or arcades)
- W. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- X. Interior decorating shops

- Y. Jewelry stores, including watch repairs, design and production of custom jewelry
- Z. Leather goods and luggage stores
- AA. Office/Sales Center for management and/or marketing of residential units in Buildings 1, 6, or 7.
- BB. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- CC. Permitted or Special Uses with hours of operation not exceeding 7 AM to 10 PM.
- DD. Pharmacies and Drug Stores
- EE. Photography studios
- FF. Picture framing, when conducted for retail sales on the premises only
- GG. Post Offices, federal government, freestanding or accessory to another use
- HH. Shoe sales and shoe repair stores
- II. Sporting goods stores
- JJ. Tailor and dressmaking shops
- KK. Toy stores
- LL. Video rental stores

2. Special Uses:

The following special uses may be allowed on the first floor of Buildings 1 and 6 in accordance with the special use procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Antique shops with more than 7000 square feet of floor area
- B. Banks and Financial Institutions without drive-through facilities
- C. Beauty and Health Services
- D. Convenience Food Stores
- E. Child Care Centers and Nursery Schools
- F. Any permitted or special use with hours of operation exceeding 7 A.M. to 10 P.M.
- G. Offices open to the public and providing services directly to consumers including but not limited to real estate offices and travel agencies.
- H. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- I. Outside sales display accessory to a permitted or special use
- J. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- K. Specialty restaurants such as coffee shops and ice cream shops with limited on-site food preparation and without drive-through facilities or the sale of alcoholic beverages
- L. Tobacco Shops

Ordinance No. A-834-10-05

Exhibit Q

Permitted and Special Uses for the First Floor of Buildings 2, 3, 4, and 5a (510-590, 501-595, 720-780, and 705-795 Village Center Drive)

1. Permitted Uses:

Any use listed as a permitted use on the first floor of Buildings 1 and 6 shall be considered a permitted use on the first floor of Buildings 2, 3, 4 and 5a subject to the issuance of a Zoning Certificate of Occupancy. In addition, any of the following uses shall be permitted on the first floor of Buildings 2, 3, 4 and 5a subject to the issuance of a Zoning Certificate of Occupancy.

- A. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- B. Candy stores
- C. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- D. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- E. Music stores including sheet music, recorded music, and musical instrument sales and repair
- F. Permitted or Special Uses with hours of operation not exceeding 6 AM to 12 Midnight
- G. Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: live entertainment, dancing, or sales of alcoholic beverages
- H. Studios for teaching of art, martial arts, music, dance, and gymnastics

2. Special Uses:

Any use listed as a special use on the first floor of Buildings 1 and 6 shall be considered a special use on the first floor of Buildings 2, 3, 4 and 5 in accordance with the procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance. In addition, the following uses shall be considered special uses on the second floor Buildings 2, 3, 4 and 5 in accordance with the procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Banquet halls
- B. Greenhouses, retail sales only
- C. Health and athletic clubs and gymnasiums
- D. Liquor stores (packaged goods sales only)
- E. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- F. Permitted or Special Uses with hours of operation exceeding 6 AM to 12 Midnight

- G. Pet shops and pet service stores
- H. Restaurants without drive-through facilities and with any one of the following: live entertainment, dancing, or sales of alcoholic beverages
- I. Theaters, indoor movie, not to exceed 4 screens or 800 seats, whichever is less, with no screen having more than 250 seats, and not located within 2500 feet (measured from property line to property line) of another theater facility.
- J. Theaters, performing arts, indoor

Ordinance No. A-834-40-06

Exhibit D

Permitted and Special Uses for the First Floor of Building 5b (805 Village Center Drive)

1. Permitted Uses:

The following uses shall be permitted on the first floor of Building 5b subject to the issuance of a Zoning Certificate of Occupancy:

- A. Antique shops with less than 7000 square feet of floor area
- B. Art Galleries
- C. Art and School Supply Stores
- D. Barber Shops
- E. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- F. Book stores and stationery shops
- G. Camera and photographic supply stores
- H. Candy stores, not including processing or production of food or candy
- I. Card and gift shops
- J. Carpet and rug stores (retail only) with less than 7,000 square feet of floor area
- K. China, glassware and household goods stores
- L. Clothing, clothing rental, and clothing accessory stores
- M. Coin and philatelic stores
- N. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- O. Craft, fabric, and sewing stores
- P. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- Q. Florist shops
- R. Furniture stores
- S. Furrier shops
- T. Garden, landscape, and patio stores
- U. Hardware or home improvements stores with less than 7,000 square feet of floor area
- V. Hobby shops (not including video game parlors or arcades)
- W. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)

- X. Interior decorating shops
- Y. Jewelry stores, including watch repairs, design and production of custom jewelry
- Z. Leather goods and luggage stores
- AA. Office/Sales Center for management and/or marketing of residential units in Buildings 1, 6, or 7.
- BB. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- CC. Permitted or Special Uses with hours of operation not exceeding 7 AM to 10 PM.
- DD. Pharmacies and Drug Stores
- EE. Photography studios
- FF. Picture framing, when conducted for retail sales on the premises only
- GG. Post Offices, federal government, freestanding or accessory to another use
- HH. Shoe sales and shoe repair stores
- II. Sporting goods stores
- JJ. Tailor and dressmaking shops
- KK. Toy stores
- LL. Video rental stores

2. Special Uses:

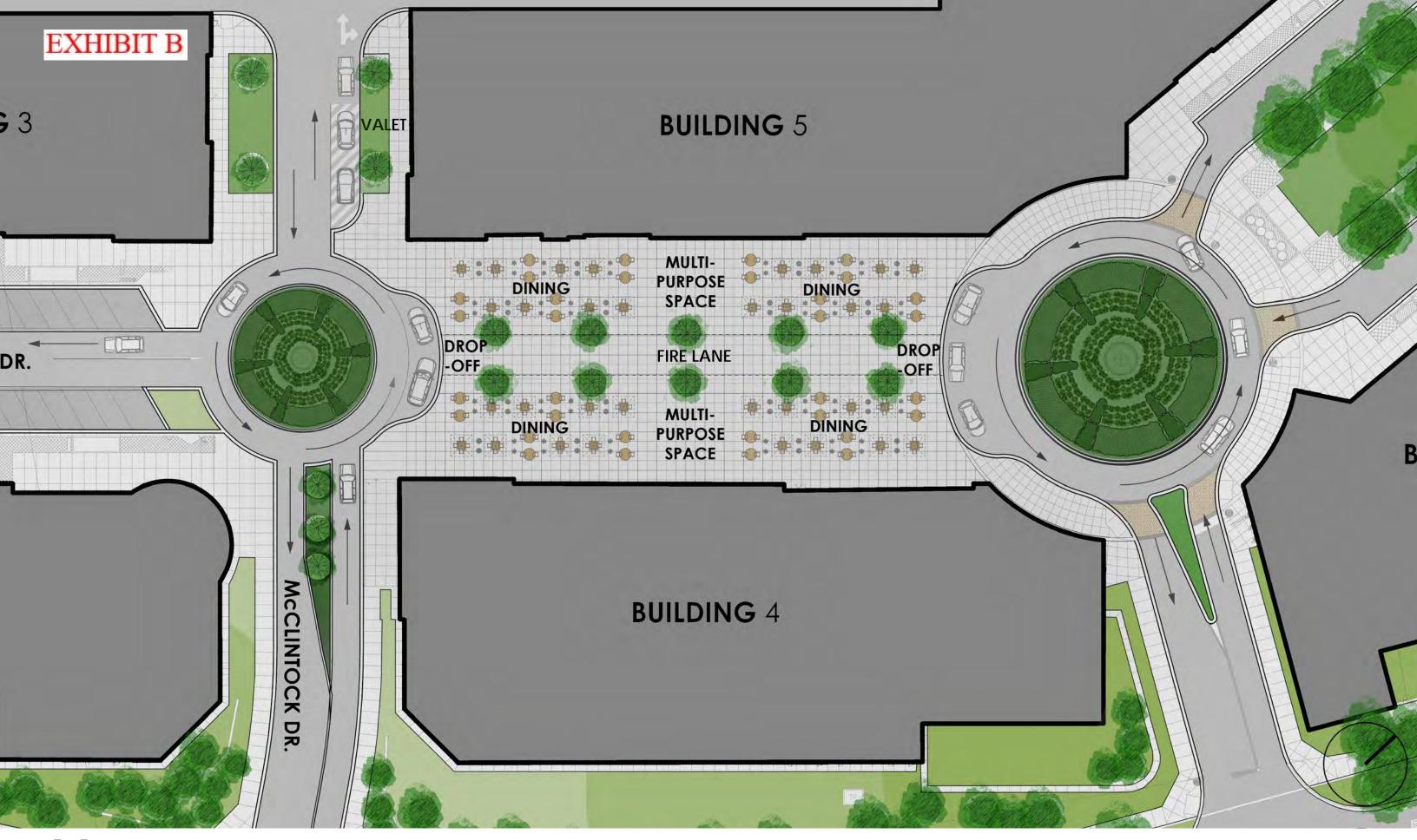
The following special uses may be allowed on the first floor of Buildings 1 and 6 in accordance with the special use procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Antique shops with more than 7000 square feet of floor area
- B. Banks and Financial Institutions without drive-through facilities
- C. Beauty and Health Services
- D. Convenience Food Stores
- E. Child Care Centers and Nursery Schools
- F. Any permitted or special use with hours of operation exceeding 7 A.M. to 10 P.M.
- G. Offices open to the public and providing services directly to consumers including but not limited to real estate offices and travel agencies.
- H. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- I. Outside sales display accessory to a permitted or special use
- J. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- K. Specialty restaurants such as coffee shops and ice cream shops with limited on-site

Ordinance No. A-834-40-06 Exhibit D

food preparation and without drive-through facilities or the sale of alcoholic beverages

- L. Tobacco Shops
- M. Restaurants without drive-through facilities and with any one of the following: live entertainment, dancing, or sales of alcoholic beverages (Added by Ordinance A-834-04-10).



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A-100

BURR RIDGE VILLAGE CENTER



















BURR RIDGE VILLAGE CENTER

ORDINANCE NO. A-834-10-05

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE (Z-24-2004: 501-1201 Burr Ridge Parkway - Opus North Corporation)

WHEREAS, an application for a Special Use for a Planned Unit Development for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said Special Use for a Planned Unit Development beginning on December 6, 2004, and concluding on February 7, 2005, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a Special Use for a Planned Unit Development, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of a Special Use for a Planned Unit Development indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, and is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

<u>Section 2</u>: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the Special Use for a Planned Unit Development (PUD) for the property located at 501-1201 Burr Ridge Parkway, Burr Ridge, Illinois, is Opus North Corporation (hereinafter "Petitioner"). The Petitioner requests special use approval for a Planned Unit Development to provide for a mixed use town center with retail, residential, and office uses in a traditional pedestrian environment.
- B. That the PUD will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood. The developer has caused to be prepared fiscal studies, market studies, traffic studies, and planning studies indicating that the proposed town center will enhance the value of properties in the area and throughout the Village. The terms and conditions outlined herein ensure that traffic improvements and other improvements are made that will diminish or preclude any negative impacts caused by the proposed development.
- C. That the establishment of the PUD will not impede the normal and orderly development and improvement of

surrounding property for uses permitted in the district. On the contrary, the PUD will facilitate the development of the surrounding area by creating an attractive amenity within the Burr Ridge Corporate Park and adding to the economic vitality of the area.

- D. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. The developer has caused to be prepared traffic studies and stormwater management plans that ensure such facilities will be adequate. Final engineering plans for these facilities as well as for utilities will be provided in the final PUD plan review process.
- E. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. The terms and conditions of the PUD ensure that adequate provisions will be made for ingress and egress and that negative impacts on adjacent and surrounding streets will be eliminated or minimized.
- F. That the PUD shall in all other respects conform to the applicable regulations of the Burr Ridge Zoning Ordinance for the district in which it is located.

<u>Section 3</u>: That approval of a PUD and a special use *is*hereby granted to provide for a mixed use town center with retail, residentialm and office uses in a traditional pedestrian environment. The property is located at 501-1201 Burr Ridge Parkway and is legally described as follows:

That part of the West 1/2 of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, descried as follows: Commencing at the intersection of the Southerly line of permanent easement for highway purposes (Interstate Route $5\bar{5}$) per instrument recorded August 12, 1959 as Document No. 17627674, with the Westerly line of Burr Ridge Parkway in Burr Ridge Park Unit 1, being a Subdivision in the West 1/2 of Section 30, aforesaid, according to the plat thereof recorded January 3, 1984 as Document No. 26915064; the following three courses are along the Westerly line of said Burr Ridge Parkway; Thence Southerly along a curved line convex Easterly and having a radius of 690.00 Feet, an arc distance of 642.83 Feet to a point of tangency in said line; Thence South 34 Degrees 14 minutes 40 Seconds West along a line tangent to said last described curved line at said last described point, 81.30 Feet to a point of curvature in said line; Thence Southwesterly along a curved line convex Northwesterly, having a radius of 865.00 Feet

and being tangent to said last described line at said last described point, an arc distance of 274.49 Feet to a point for a place of beginning: Thence North 51 Degrees 06 Minutes 52 Seconds West, 94.61 Feet; Thence North 80 Degrees 06 Minutes 52 Seconds West, 426.44 Feet to a point on the Easterly line of the permanent easement for highway purposes as per instrument recorded August 12, 1959 as Document No. 17627674, said point being 3644.26 Feet North and 1888.33 Feet West of the Southeast Corner of the West 1/2 of said Section 30, as measured along the East line thereof and along a line at Right angles thereto; The following five courses are along the Easterly line of said permanent easement for highway purposes: Thence South 28 Degrees 39 Minutes 26 Seconds West, 108.94 Feet; Thence South 54 Degrees 06 Minutes 58 Seconds West, 363.45 Feet; Thence South 45 Degrees 34 Minutes 39 Seconds West, 173.08 Feet; Thence South 27 Degrees 07 Minutes 58 Seconds West, 185.31 Feet; Thence South 09 Degrees 38 Minutes 57 Seconds West, 408.76 Feet to an angle point in said line; Thence South 00 Degrees 00 Minutes 34 Seconds West along the Easterly line of said permanent Easement for highway purposes per document no: 17627674, to an intersection with the Northeasterly line Frontage Road according to the Plat of Dedication recorded March 19, 1985 as Document No. 27479279;) the following five courses are along the Northeasterly line of said Frontage Road; Thence Southeasterly along -a curved line convex Southwesterly and having a radius of 375.00 Feet, an arc distance of 222.70 Feet to a point of tangency in said line; Thence South 50 Degrees 16 Minutes 35 Seconds East along a line tangent to said last described curved line at said last described point, 303.98 Feet to a point of curvature in said line; Thence Southeasterly along a curved line convex Northeasterly and having a radius of 425.00 Feet, an arc distance of 231.81 Feet to a point of tangency in said line; Thence South 19 Degrees 01 Minutes 32 Seconds East along a line tangent to said last described curved line at said last described point, 115.88 Feet to a point of curvature in said line; Thence Southeasterly along a curved line convex Southerly and having a radius of 30.00 Feet, an arc distance of 49.57 Feet to a point of compound curvature with the Westerly line of Burr Ridge Parkway in said Burr Ridge Park Unit 1; the following Five Courses are along the Westerly line of Burr Ridge Parkway in said Burr Ridge Park Unit 1: Thence Northeasterly along a curved line convex Southeasterly and having a radius of 705.00 Feet, an arc distance of 547.22 Feet to a point of tangency in said line; Thence North 21 Degrees 50 Minutes 04 Seconds East along a line tangent to said last described curved line at said last described point, 363.20 Feet to a point of curvature in said line; Thence Northerly along a curved line convex Easterly and having a radius of 675.00 Feet, an arc distance of 321.83 Feet to a point of tangency in said line; Thence North 05 Degrees 29 Minutes 00 Seconds West along a line tangent to said last described curved line at said last described point, 279.36 Feet to a point of curvature in said last line; Thence Northerly along a curved line convex Westerly and having a radius of 865.00 Feet, an arc distance of 325.28 Feet to the point of beginning, in Cook County, Illinois.

Except that part described as follows:

That part of the West 1/2 of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Southerly line of the permanent easement for highway purposes (Interstate Route 55) per instrument recorded August 12, 1959 as Document Number 17627674, with the Westerly line of Burr Ridge Parkway in Burr Ridge Park Unit 1, being a subdivision in the West 1/2 of Section 30, aforesaid, according to the plat thereof recorded January 3, 1984 as Document Number 26915064; the following seven courses are along the Westerly line of said Burr Ridge Parkway; thence Southerly along a curved line convex Easterly and having a radius of 690.00 feet, an arc distance of 642.83 feet to a point of tangency in said line; thence South 34 degrees 14 minutes 40 seconds West along a line tangent to last described curved line at said last described point 81.30 feet to a point of curvature in said line, thence Southwesterly along a curved line convex Northwesterly, having a radius of 865.00 feet and being tangent to said last described line at said last described point, an arc distance of 599.77 feet to a point of tangency in said line; thence South 05 degrees 29 minutes 00 seconds East along the Westerly line of said Burr Ridge Drive, being tangent to said last described curved line at said last described point, 279.36 feet to a point of curvature in said line; thence Southerly along the Westerly line of said Burr Ridge Parkway, being a curved line convex Easterly and having a radius of 675.00 feet, an arc distance of 321.83 feet to a point of tangency in said line; thence South 21 degrees 50 minutes 04 seconds West along the Westerly line of said Burr Ridge Parkway, 363.20 feet to point of curvature in said line; thence Southwesterly along the Westerly line of said Burr Ridge Parkway, being A curved line convex Southeasterly and having a radius of 705.00 feet, an Arc distance of 547.22 feet to a point of compound curvature, said point being the intersection of said Westerly line with the Northeasterly line of Frontage Road according to the plat of dedication recorded March 19, 1985 as Document Number 27479279; the following four courses are along the Northeasterly line of said Frontage Road; thence Westerly along a curved line convex Southerly and having a radius of 30.00 feet, an arc distance of 49.57 feet to a point of tangency in said line; thence North 19 degrees 01 minutes 32 seconds West, 115.88 feet to a point of curvature in said. line; thence Northwesterly along a curved line convex Northeasterly and having a radius of 425.00 feet, an arc distance of 231.81 feet to a point of tangency in said line; thence North 50 degrees 16 minutes 35 seconds West, 4.75

feet to a point for a place of beginning; thence continuing. Northwesterly along the Northeasterly line of said Frontage Road North 50 degrees 16 minutes 35 seconds West, 299.22 feet to a point of curvature; thence Northwesterly along the Northeasterly line of said Frontage Road, being a curved line convex Southwesterly, having a radius of 375.00 feet and being tangent to said last described line at said last described point, an arc distance of 222.70 feet to an intersection with the Easterly line of the permanent easement for highway purposes per instrument recorded August 12, 1959 as Document Number 17627674; the following three courses are along the Easterly line of said permanent easement for highway purposes; thence North 00 degrees 00 minutes 34 seconds East, 77.70 feet, thence North 09 degrees 38 minutes 57 seconds East, 408.76 feet; thence North 27 degrees 07 minutes 58 seconds East, 62.76 feet to a point on said Easterly line of said permanent easement for highway purposes; thence South 80 degrees 21 minutes 03 seconds East, 603.43 feet; thence South 09 degrees 38 minutes 57 seconds West, 256.92 feet; thence Southwesterly, Southerly and Southeasterly along a nontangential curved line convex Westerly and having a radius of 50.00 feet, having a chord bearing of South 09 degrees 38 minutes 57 seconds West, an arc distance of 164.29 feet; thence South 09 degrees 38 minutes 57 seconds West along a line not tangent to last described curved line, 159.30 feet; thence South 40 degrees 14 minutes 07 seconds West, 394.86 feet to the point of beginning, in Cook County, Illinois.

PERMANENT REAL ESTATE INDEX NUMBER: 18-30-300-028

<u>Section 4</u>: That the approval of this PUD and special use is subject to compliance with the following terms and conditions:

- A. A preliminary plan for a Planned Unit Development is granted as per Section XIII.L.2.c of the Burr Ridge Zoning Ordinance. The preliminary plan approval is based on the concept of a mixed use (i.e. retail, residential, and office), pedestrian-oriented "town center". The following exhibits are intended to depict the general character of the development:
 - 1) **Exhibit A:** "Site Plan" depicting the general concept of the development including but not limited to:
 - i) The approximate location of buildings, surface parking, deck parking, underground parking, pedestrian areas, a town square, a decorative and functional traffic circle, and other features;
 - ii) Identifying each building by number;
 - iii) Indicating the use of each building including retail uses, residential uses, offices, and

- full-service, quality restaurants;
- iv) Identifying access points with cross access to the adjoining health and fitness club; and
- v) Depicting service areas including trash collection and loading enclosed within the buildings and accessed from the internal, private street.
- 2) **Exhibit B**: "Second Floor Plan" depicting the location of second floor offices, parking, and residential units.
- 3) **Exhibit C**: "Underground Parking Plan" depicting the location and configuration of underground parking in Buildings 1, 6, and 7.
- 4) Exhibit D: Exhibit Removed
- 5) **Exhibit E:** "Section AA" depicting the street and sidewalk dimensions between Buildings 4 and 5 and the approximate heights of Buildings 4 and 5.
- 6) **Exhibit F:** "Section BB" depicting the street, sidewalk, and courtyard dimensions within the courtyard of Building 7 and the approximate height of Building 7.
- 7) **Exhibit G:** "Section CC" depicting the distance from Building 4 to Burr Ridge Parkway, the 8-foot sidewalk along Burr Ridge Parkway, and the configuration of a possible outdoor seating area along Burr Ridge Parkway.
- 8) Exhibit H: "Section DD" depicting the Lincolnshire Drive entry to the town center, the street and sidewalk dimensions between Buildings 1 and 4, and the approximate heights of Buildings 1 and 4.
- 9) **Exhibit I:** "Section EE" depicting the street and sidewalk dimensions between Buildings 1 and 3 and the heights of Buildings 1 and 3.
- 10) **Exhibit J:** "Section FF" depicting the street, sidewalk, setback dimensions between Building 1 and Bridewell Drive including an 8-foot sidewalk and a minimum 20-foot separation between the building and the street.
- 11) **Exhibit K**: "Exhibit GG" depicting the minimum setbacks of Buildings 1, 2, 4, and 6 from Burr Ridge Parkway and Building 7 from Bridewell Drive.
- 12) **Exhibit L**: "Burr Ridge Parkway Building 1" depicting the general architectural character of

the Burr Ridge Parkway façade of Building 1 and the general architectural character of buildings throughout the town center including the use of masonry and glass materials, recessed balconies for residential units, and the configuration of windows, doors, and other architectural features. It is acknowledged that the absolute height and the final architecture of Building 1 is subject to further review during final PUD plan consideration with the intent that the architecture should minimize the appearance of the building's height while still allowing Building 1 to contain four stories.

- 13) Exhibit M: "Burr Ridge Parkway Building 4" depicting the general architectural character of the Burr Ridge Parkway façade of Building 4 and the general architectural character of buildings throughout the town center including the use of masonry and glass materials, recessed balconies for residential units, and the configuration of windows, doors, and other architectural features.
- B. The proposed development shall comply with the attached **Exhibits A through N** except as specifically modified herein or as may be approved by the Village during the final plan approval process. The final PUD plans shall be subject to the review of the Plan Commission and approval by the Board of Trustees as per Section XIII.L.2.d of the Burr Ridge Zoning Ordinance. The final PUD plans listed below may be submitted all at one time or may be submitted independently as may be established under the phasing plan. Consideration of the final PUD approvals shall include the following plans and documents:
 - 1) Phasing plan and construction schedule to include the following specifications:
 - i) The first phase shall include either Buildings 2, 3, 4, or 5;
 - ii) The shell and core of at least three of the six retail buildings (Buildings 1-6) shall be completed prior to occupancy of the proposed residential building (Building 7);
 - iii) The expected schedule for beginning and ending of each phase;
 - iv) A building permit will not be issued for Buildings 1, 2, 3, 4, 5, or 6 until such time that a minimum of 30% of the ground floor area of the building for which a building permit application has been requested is the subject of an executed lease agreement(s) or letter(s) of intent with at least one key anchor tenant;
 - v) A building permit will not be issued for

Building 7 until such time that a minimum of 30% of the residential units are the subject of a contract to purchase.

- vi) A schedule for completion of final roadway improvements referenced in sub-section J below.
- 2) Final site plan(s).
- 3) Building elevations.
- 4) Design guidelines including specifications for signs, building exteriors, and streetscape improvements.
- 5) Landscaping plan(s) including but not limited to interior landscaping, parking lot landscaping, and perimeter landscaping. Perimeter landscaping to include landscaping along Burr Ridge Parkway and landscaping screening of the west side of the buildings as viewed from the adjacent health and fitness club.
- 6) Streetscape plan(s) for Burr Ridge Parkway and the proposed interior street including street and sidewalk configurations, paving and surfacing materials, street furniture and landscaping, street and sidewalk lighting, and areas for outside display or restaurant seating.
- Sign plans including business identification signs, entryway monument signs, and traffic signs for private and public streets including a detailed way finding sign program.
- 8) Security plan including parking enforcement and safety program.
- 9) Maintenance plan including maintenance of landscaping areas, the private street, parking areas, buildings exteriors, and snow removal.
- 10) Parking management plan including but not limited to regulations pertaining to on-street parking, overnight parking, residential visitor parking, employee parking, and descriptions of private enforcement of parking regulations.
- C. The proposed interior street shall be a private street with easements accommodating public access. An easement allowing public use of the town square located at the north end between Buildings 5 and 6 shall be provided and shall include limitations on the retail kiosks in a manner consistent with the site plan attached as **Exhibit A** and provisions for public events

and activities to be scheduled by the Village of Burr Ridge. Final details regarding the easements and the public use of these privately owned areas shall be provided with the final PUD plans referenced above.

- D. The design and construction of all parking areas shall comply with the regulations contained in Section XI and Appendix V of the Burr Ridge Zoning Ordinance.
- E. Final PUD Plans shall provide details regarding the buildings and streetscape along Burr Ridge Parkway with said buildings and streetscape designed to create an attractive and pedestrian-oriented environment including the following:
 - 1) Buildings 1, 2, 4, and 6 shall be designed in a manner to create an attractive appearance from Burr Ridge Parkway. Architectural features shall include the extensive use of windows, articulation of masonry materials, extension of storefronts at the building corners, and landscaping in a manner comparable to the building elevations attached hereto as **Exhibits L and M**.
 - 2) There shall be no trash, loading, or other service areas located on the Burr Ridge Parkway side of the buildings. All such service areas shall be accessed via recessed, internal service areas as depicted on **Exhibit A**.
 - 3) There shall be an 8-foot-wide sidewalk between the buildings and Burr Ridge Parkway with the final location and design details to be considered at the time of final PUD plan approval.
 - 4) There shall be street trees and other landscaping provided along Burr Ridge Parkway with final details to be considered at the time of final PUD plan approval.
 - 5) There shall be street furniture or other pedestrian-oriented amenities provided at key intersections along Burr Ridge Parkway with final details to be considered at the time of final PUD plan approval.
- F. Buildings 1 and 6 shall be limited to four stories with retail on the first floor and residential on three floors above the retail and subject to the following terms and conditions:
 - Permitted uses for Buildings 1 and 6 shall be limited to those uses listed on the attached **Exhibit N**. Those uses listed as Special Uses in **Exhibit N** shall require special use approval as

per Section XIII of the Burr Ridge Zoning Ordinance.

- 2) The dwelling units in Buildings 1 and 6 shall contain the common area features and unit amenities listed in the attached **Exhibit O** or equivalent features and amenities.
- 3) Building 1 shall contain approximately 25,000 square feet of retail floor area, 75,000 square feet of residential floor area, and a maximum of 54 dwelling units.
- 4) Building 6 shall contain approximately 30,000 square feet of retail floor area, 90,000 square feet of residential floor area, and a maximum of 66 dwelling units.
- 5) Each dwelling unit in Buildings 1 and 6 shall have one or more bedrooms and the units shall have the following minimum floor areas:
 - i) A minimum of 1,000 square feet for one bedroom units; the number of one-bedroom units shall not exceed 24.
 - ii) A minimum of 1,200 square feet for two
 bedroom units;
 - iii) A minimum of 1,750 square feet for units with three or more bedrooms;
 - iv) An overall average floor area of 1,250 square feet or more per dwelling unit.
- G. Building 7 shall be limited to four-stories consisting of indoor parking and luxury multiple-family residences and subject to the following:
 - 1) The total number of residential units in Building 7 shall not exceed 59.
 - 2) Building 7 shall contain the common area features and unit amenities listed in the attached **Exhibit P** or equivalent features and amenities.
 - 3) Each dwelling unit in Building 7 shall have two or more bedrooms and the units shall have the following minimum floor areas:
 - i) A minimum of 1,650 square feet for two bedroom units.
 - ii) A minimum of 2,200 square feet for three bedroom units.
 - iii) An overall average floor area of 2,000 square feet or more per dwelling unit.
- H. Buildings 2 and 4 shall be limited to two-stories with retail on the first floor and offices or retail on the second floor and subject to the following terms and

conditions:

- 1) Permitted uses for Buildings 2 and 4 shall be limited to those uses listed on the attached **Exhibit Q**. Those uses listed as Special Uses in **Exhibit Q** shall require special use approval as per Section XIII of the Burr Ridge Zoning Ordinance.
- Permitted uses on the second floor of Buildings 2 and 4 shall be limited to those uses listed on the attached **Exhibit R**.
- 3) Building 2 shall contain approximately 34,000 square feet of retail floor area on the first floor and 17,000 square feet of floor area on the second floor.
- 4) Building 4 shall contain approximately 31,450 square feet of retail floor area on the first floor and 16,000 square feet of floor area on the second floor.
- I. Buildings 3 and 5 shall be limited to two-stories with retail on the first floor facing the proposed street and parking on the first and second floors behind and above the retail subject to the following terms and conditions:
 - Permitted uses for Buildings 3 and 5 shall be limited to those uses listed on the attached **Exhibit R**. Those uses listed as Special Uses in **Exhibit R** shall require special use approval as per Section XIII of the Burr Ridge Zoning Ordinance.
 - 2) Building 3 shall contain approximately 40,650 square feet of retail floor area.
 - 3) Building 5 shall contain approximately 50,150 square feet of retail floor area.
- J. The development shall be subject to the roadway improvements described in the attached **Exhibits S**through W and referenced below. Final phasing and final engineering details of the roadway improvements shall be determined in conjunction with the approval of the final PUD phasing plan referenced herein.
 - 1) Exhibit T: Extension of 71st Street to Wolf Road including traffic signal and lane reconfigurations on Wolf Road and realignment of Bridewell and 71st Street at 72nd Street.
 - 2) **Exhibit U**: County Line Road southbound dual left

turn lane extension at Bridewell Drive including County Line Road widening to accommodate turn lane extension.

- 3) **Exhibit U:** Burr Ridge Parkway roadway widening and lane reconfigurations County Line to Bridewell.
- 4) **Exhibit U**: Supplemental traffic directional signage on County Line Road and Burr Ridge Parkway.
- 5) **Exhibit V:** Traffic signal at Burr Ridge Parkway and Bridewell Drive with interconnect to County Line Road signal and with lane reconfigurations.
- 6) **Exhibit V:** Lane reconfiguration on Bridewell Drive at south access drive including raised median and right-in/right-out turn restrictor at south access drive.
- 7) **Exhibit V**: North and southbound left turn lanes on Burr Ridge Parkway at Lincolnshire Drive.
- 8) **Exhibit W**: Northbound left turn lane on Burr Ridge Parkway at Center Access Drive (LifeTime Fitness Drive).
- 9) **Exhibit W**: North and southbound left turn lanes on Burr Ridge Parkway at McClintock Drive.
- K. The development shall be subject to compliance with applicable Village of Burr Ridge stormwater management regulations as delineated in the attached <u>Exhibits X</u>, Y, and Z.
- L. The condominium declaration and covenants for all the residential units shall contain a binding limitation on the rental of units, such limitation to be subject to the approval of the Village and it being the intent to limit the rental of such units in the most restrictive manner feasible.

<u>Section 5</u>: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 11th day of April, 2005, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

5 - Trustees Paveza, Grasso, Pallat, Cizek,

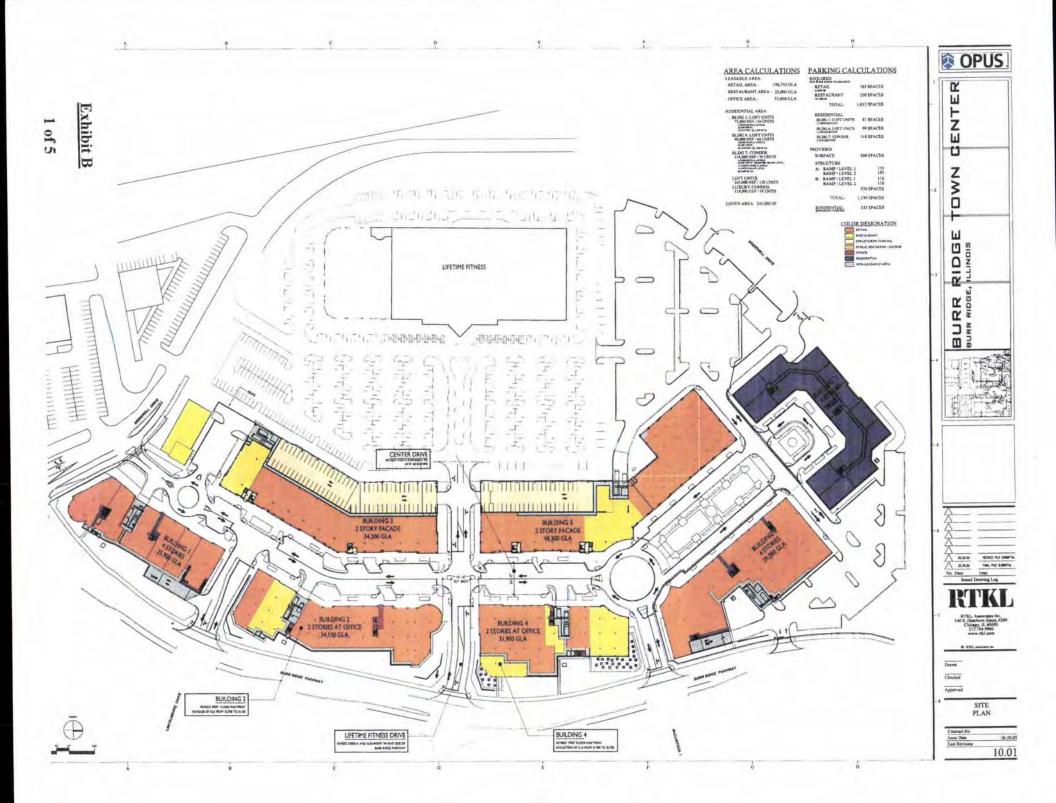
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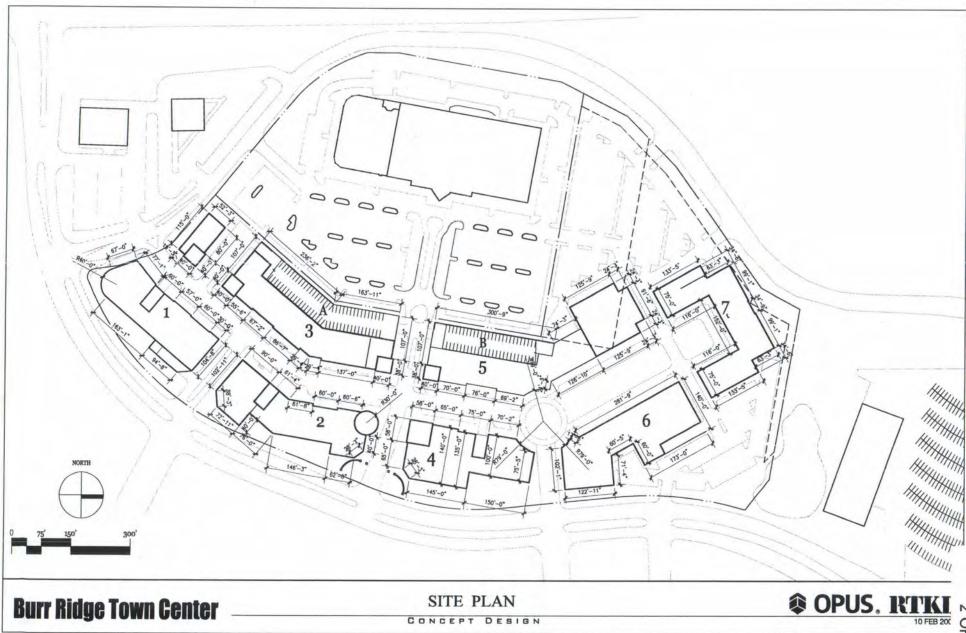
NAYS:

0 - None

ABSENT: 1 - Trustee Rohner

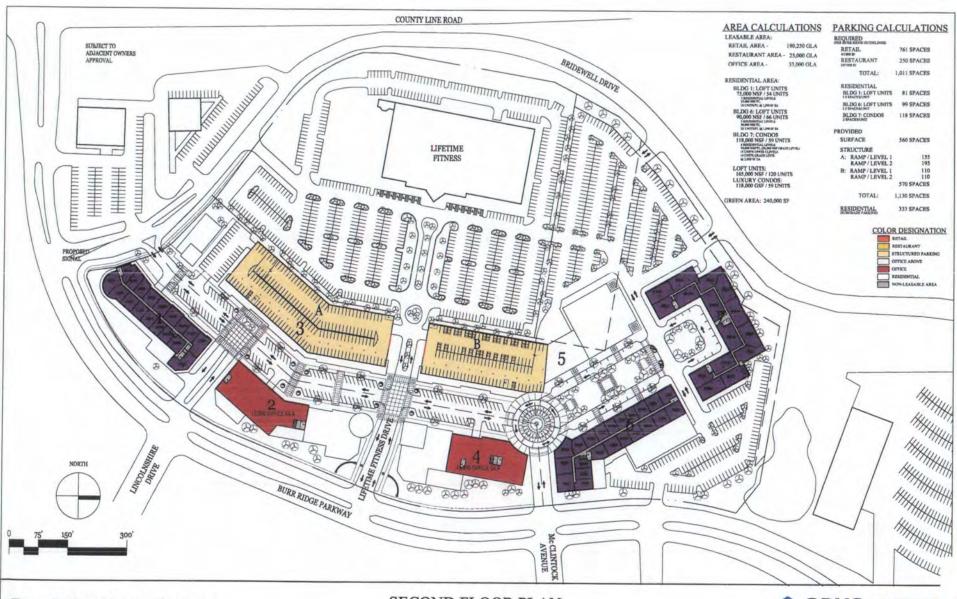
APPROVED by the President of the Village of Burr Ridge on this 11th day of April, 2005.





CONCEPT DESIGN

EXHIBIT 2 OF 2



SECOND FLOOR PLAN

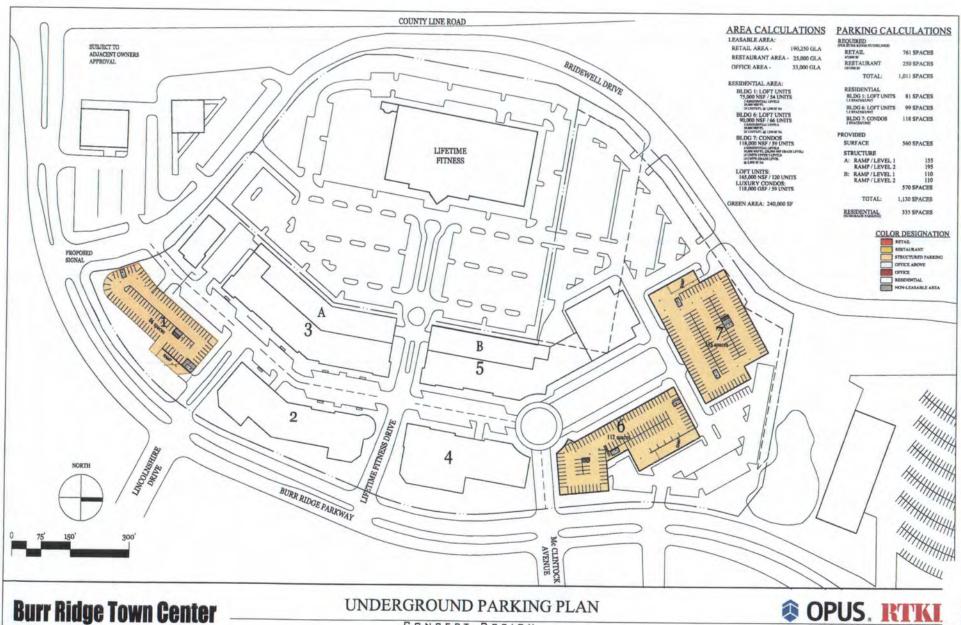
CONCEPT DESIGN



OPUS

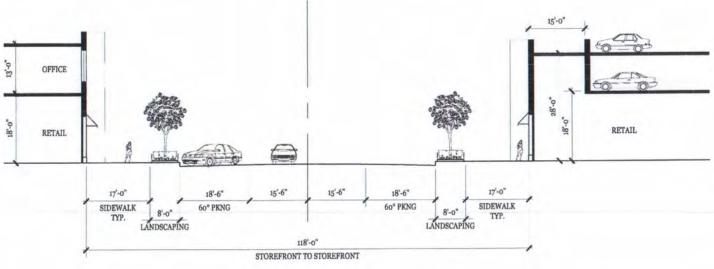


07 FEB 200



CONCEPT DESIGN

07 FEB 200

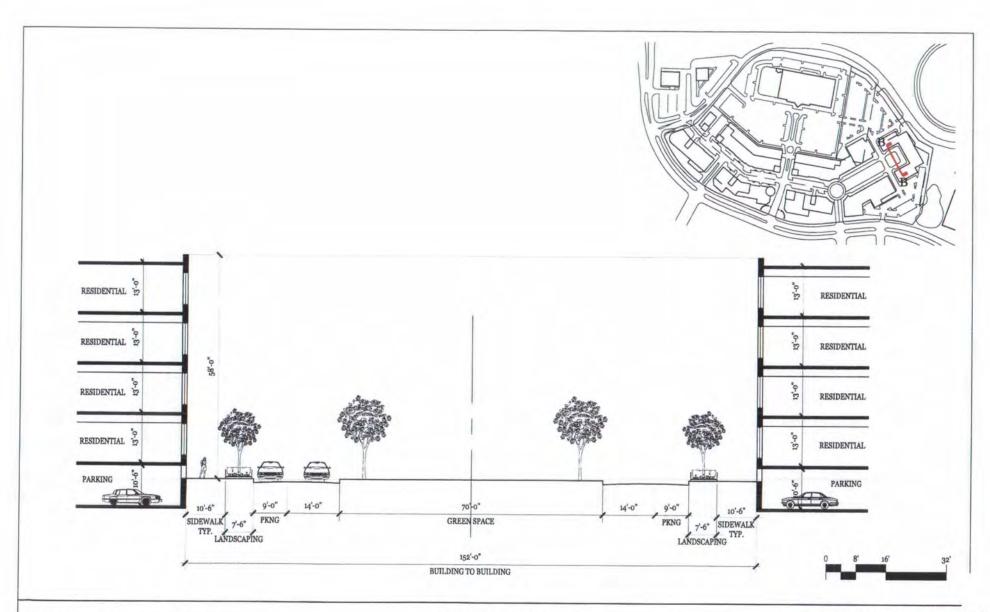


0 8' 16' 32'

Burr Ridge Town Center

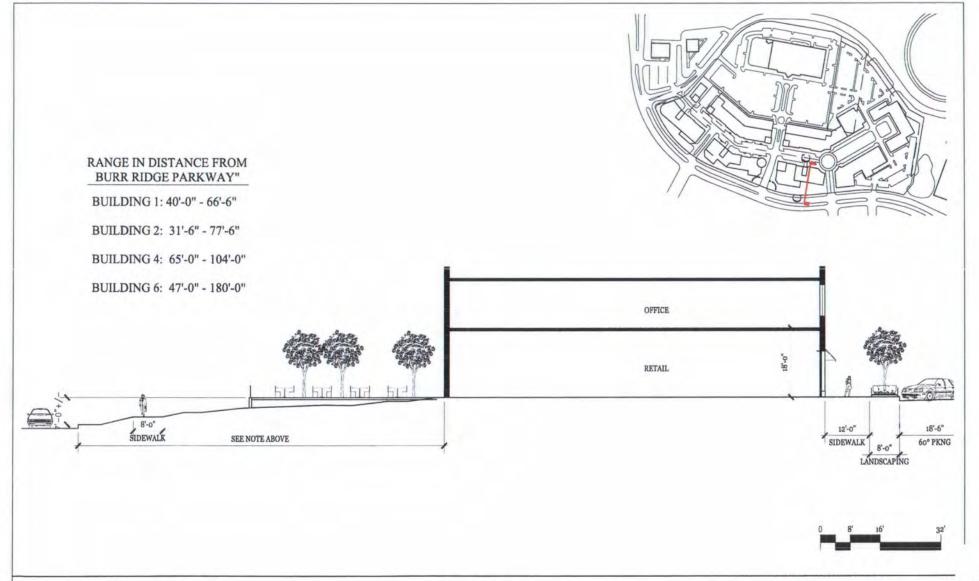
SECTION A-A



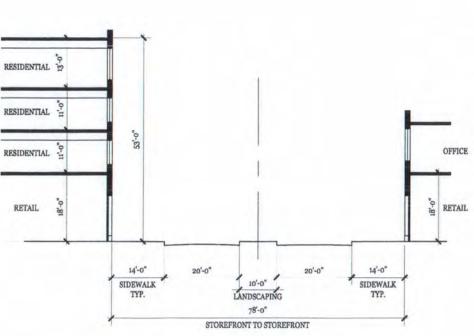


SECTION B-B





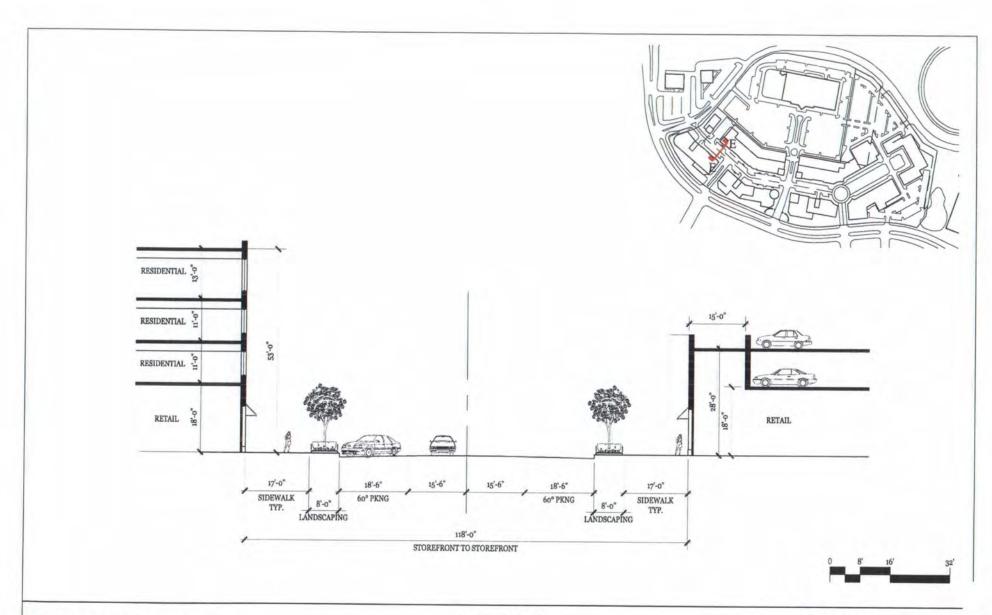
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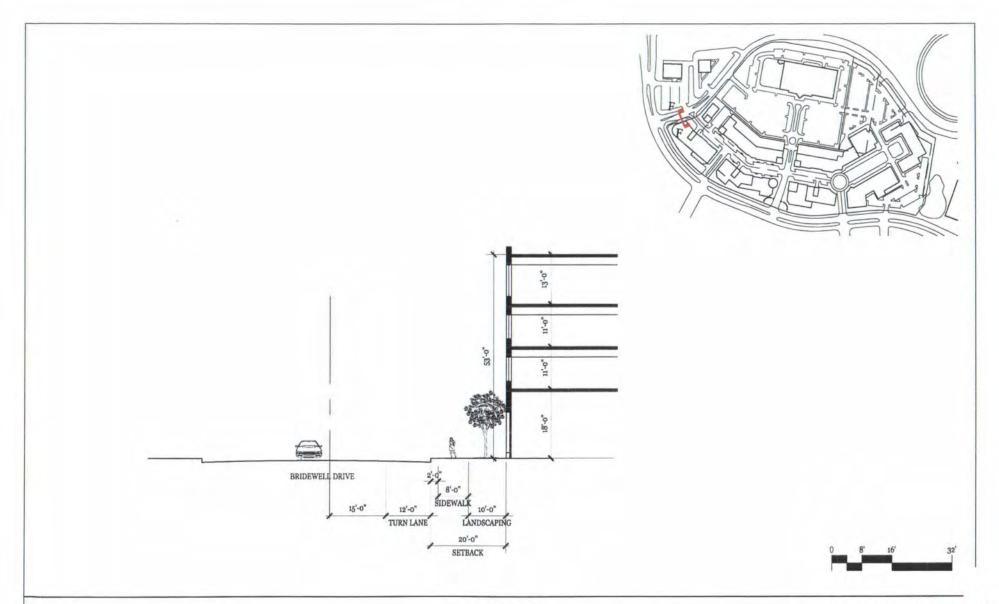
SECTION D-D





SECTION E-E





SECTION F-F





Burr Ridge Town Center

Burr Ridge Parkway - Building 1

CONCEPT DESIGN



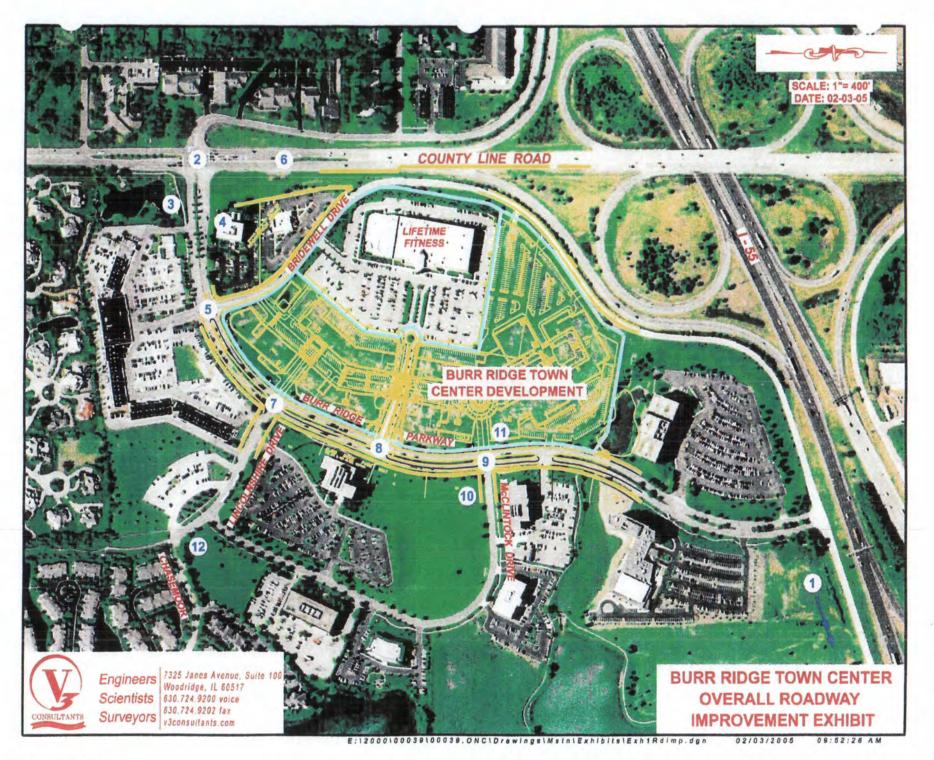


Burr Ridge Town Center

Burr Ridge Parkway - Building 4

CONCEPT DESIGN







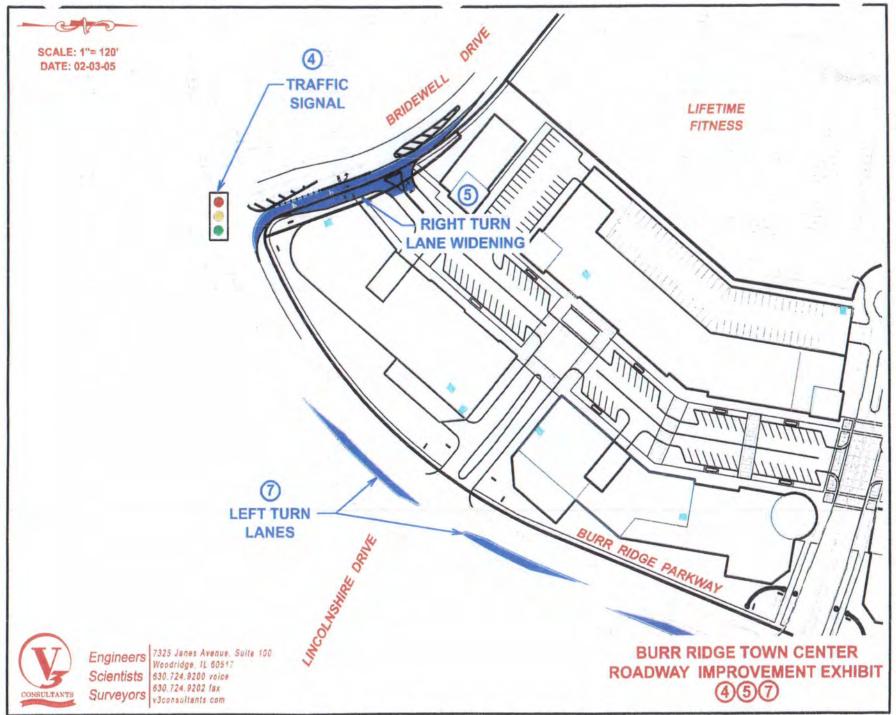
Village of Burr Ridge
Public Works Department
451 Commerce St.
Burr Ridge, IL 60527
Phone: (630) 323-4733
FAX: (630) 323-4798

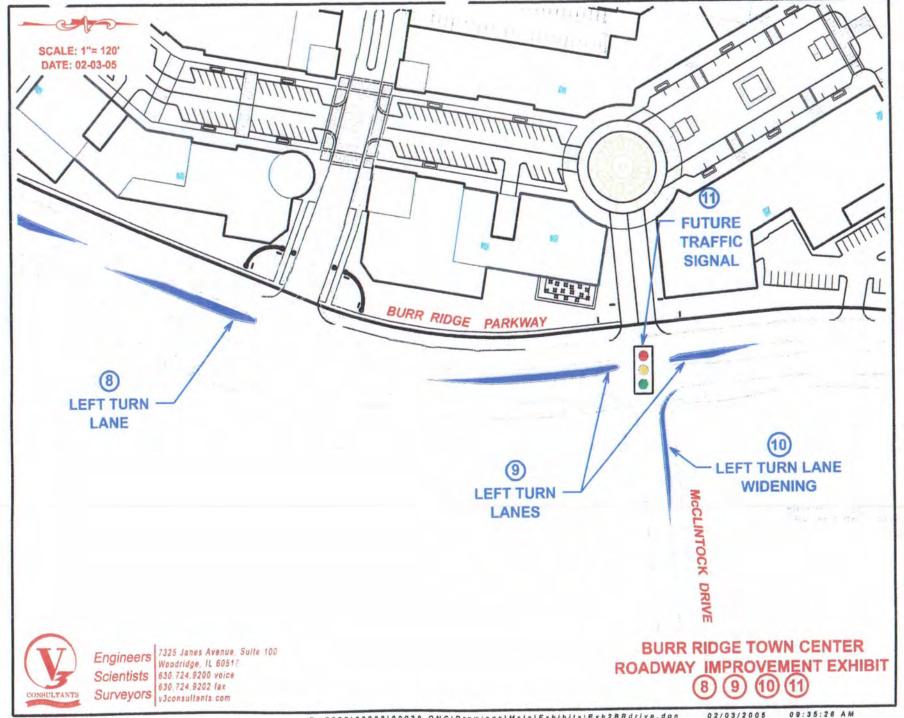
PRELIMINARY LAYOUT

9cale: | 1" = 50'

I of I June, 2004

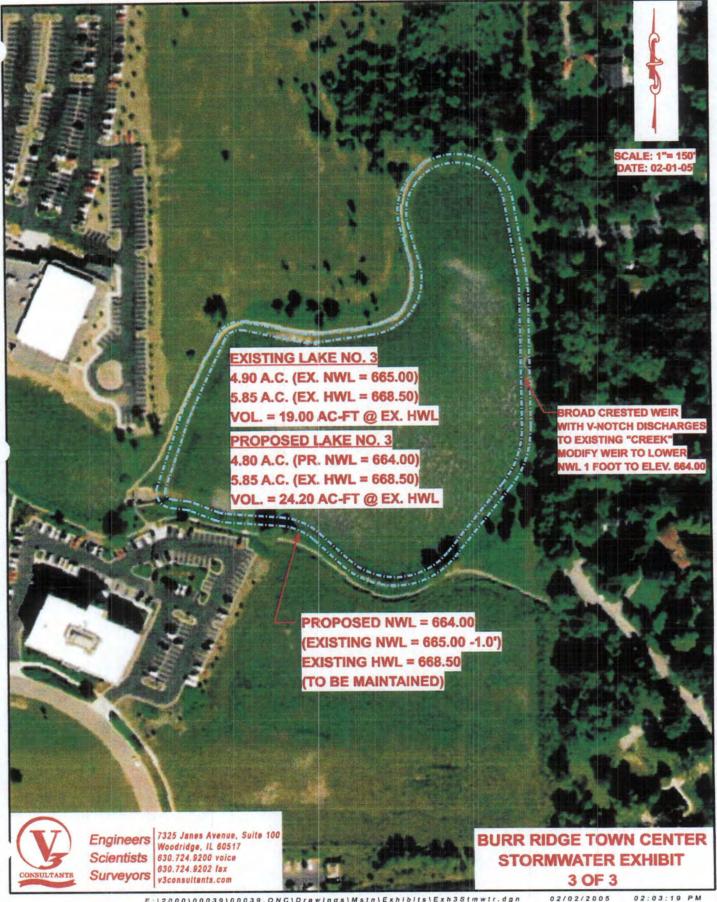












ORDINANCE NO. A-834-13-15

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE BURR RIDGE ZONING ORDINANCE TO AMEND THE VILLAGE CENTER PLANNED UNIT DEVELOPMENT, ORDINANCE #A-834-10-05, TO PROVIDE FOR CHANGES TO THE COMMON AREAS INCLUDING THE VILLAGE GREEN AND ADJACENT TRAFFIC CIRCLE, LANDSCAPING AND SEATING AREAS, AND ENTRYWAY SIGNS.

(Z-08-2015: 400-800 Village Center Drive - Trademark Property)

whereas, an application for a special uses for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special uses on June 15, 2015 and July 20, 2015 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the <u>Suburban Life</u>, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

whereas, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report,

findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 400-800 Village Center Drive, Burr Ridge, Illinois, is Trademark Property (hereinafter "Petitioner"). The Petitioner requests an amendment to the Burr Ridge Village Center Planned Unit Development, Ordinance #A-834-10-05, to provide for changes to the common areas including the Village Green and adjacent traffic circle, landscaping and seating areas, and entryway signs.
- B. That the changes will enhance the appearance of the area with the intention of attracting more customers and additional tenants.
- C. That the amendment is consistent with the original intent of the PUD as a mixed use lifestyle center with retail, residential and office uses.

Section 3: That an amendment to the Burr Ridge Village Center

Planned Unit Development, Ordinance #A-834-10-05, to provide for changes to the common areas including the Village Green and adjacent traffic circle, landscaping and seating areas, and entryway signs. is hereby granted for the property commonly known as the Burr Ridge Village Center and identified by the Permanent Real Estate Index Numbers (PIN) of: 18-30-300-039; 18-30-300-038; 18-30-300-048; 18-30-300-047; 18-30-300-047; 18-30-300-047; 18-30-300-047; 18-30-300-047; 18-30-300-047; 18-30-300-044

<u>Section 4</u>: That the approval of the amendment to the PUD shall be subject to the following conditions:

- A. Final plans shall comply with the submitted plans attached hereto as **Exhibit A** except as specifically modified herein.
- B. Final landscaping and engineering plans shall be subject to review and approval by Village staff.
- C. The signs located along Burr Ridge Parkway and Bridewell Drive shall comply with the general design as shown on the submitted plans but shall not exceed 12 feet in height. The final sign plans shall be subject to Village staff review and approval.
- D. The number of traffic directional signs at the reconfigured intersection of McClintock Drive and Village Center Drive shall be reviewed in cooperation with staff and with the intent of reducing the number of signs.

<u>Section 5</u>: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 10th day of August, 2015, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Franzese, Grasso, Paveza, Bolos, Schiappa

NAYS: 0 - None

ABSENT: 1 - Trustee Murphy

APPROVED by the President of the Village of Burr Ridge on this 10th day of August, 2015.

10 day of August, 2015.

Village President

ATTEST:

Village Clerk

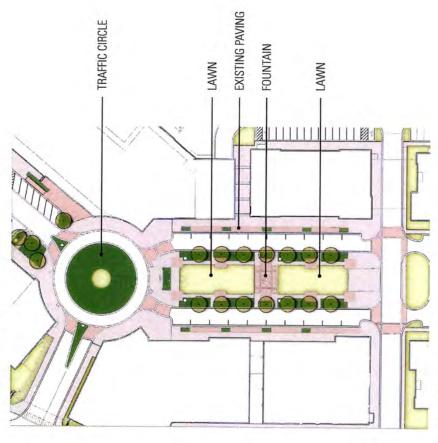
LANDSCAPE & HARDSCAPE

BURR RIDGE VILLAGE CENTER PD AMENDMENT | 7.20.2015

OVERALL LANDSCAPE/HARDSCAPE

LANDSCAPE REVISIONS

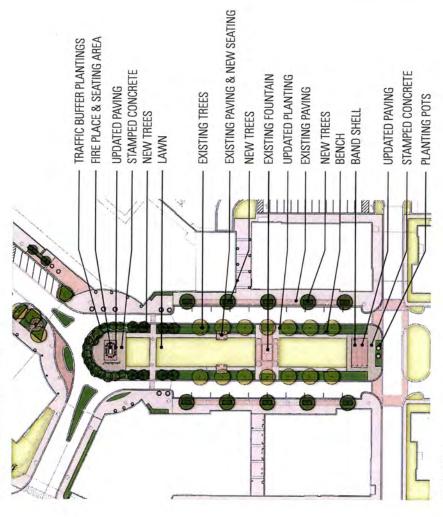
EXISTING VILLAGE GREEN



Fotal Areas: Lawn: Planting: Hardscape:

6,459 SF 4,226 SF 9,468 SF

PROPOSED VILLAGE GREEN



Fotal Areas:

8,858 SF 7,923 SF 8,987 SF Lawn: Planting: Hardscape:

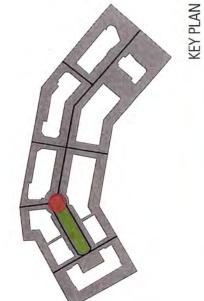
Trees Added: 33

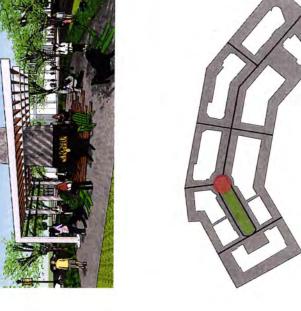




HARDSCAPE - FIRE PIT



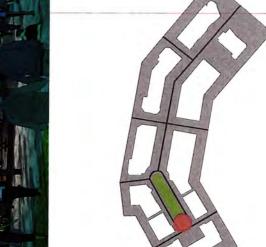






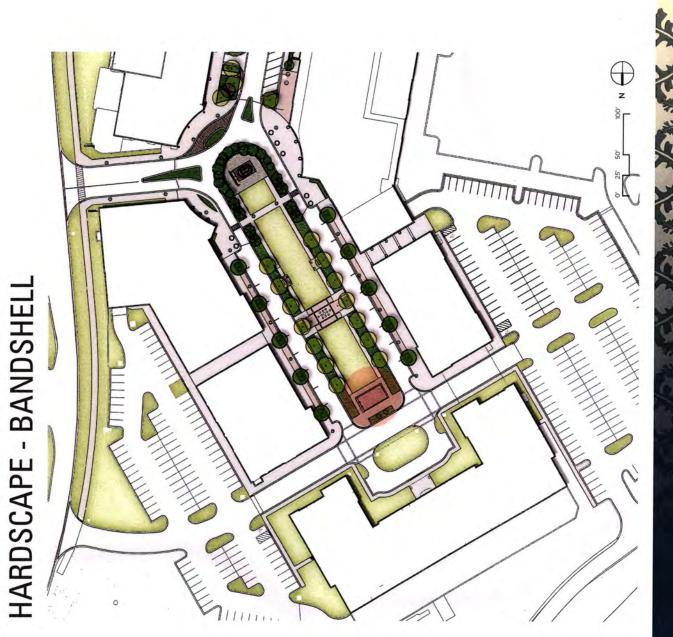
BURR RIDGE VILLAGE CENTER PD AMENDMENT | 7.20.2015

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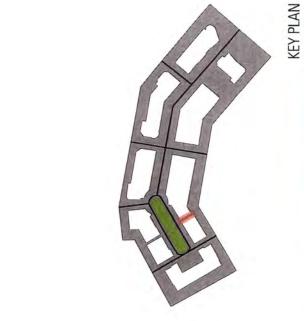


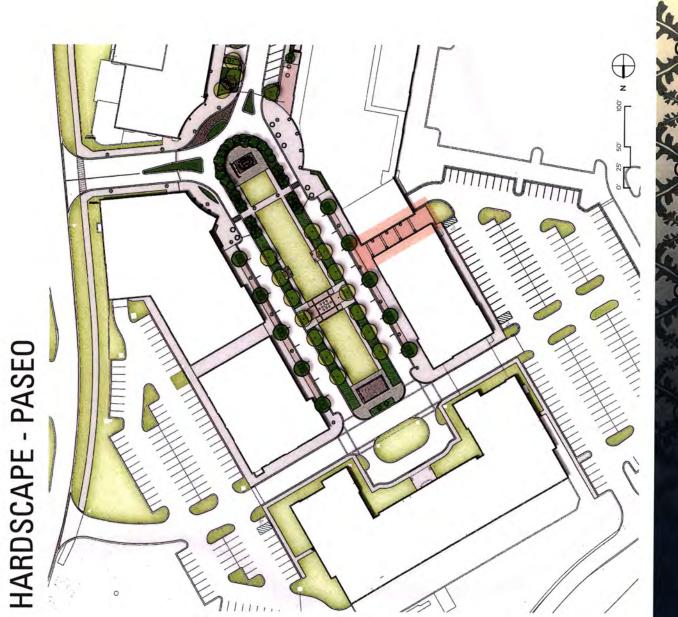


KEY PLAN





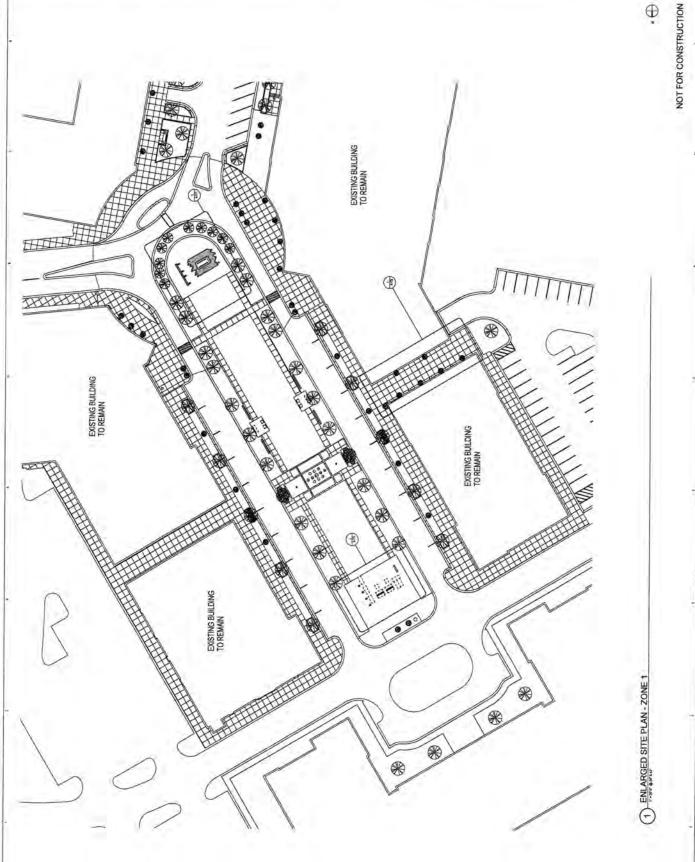






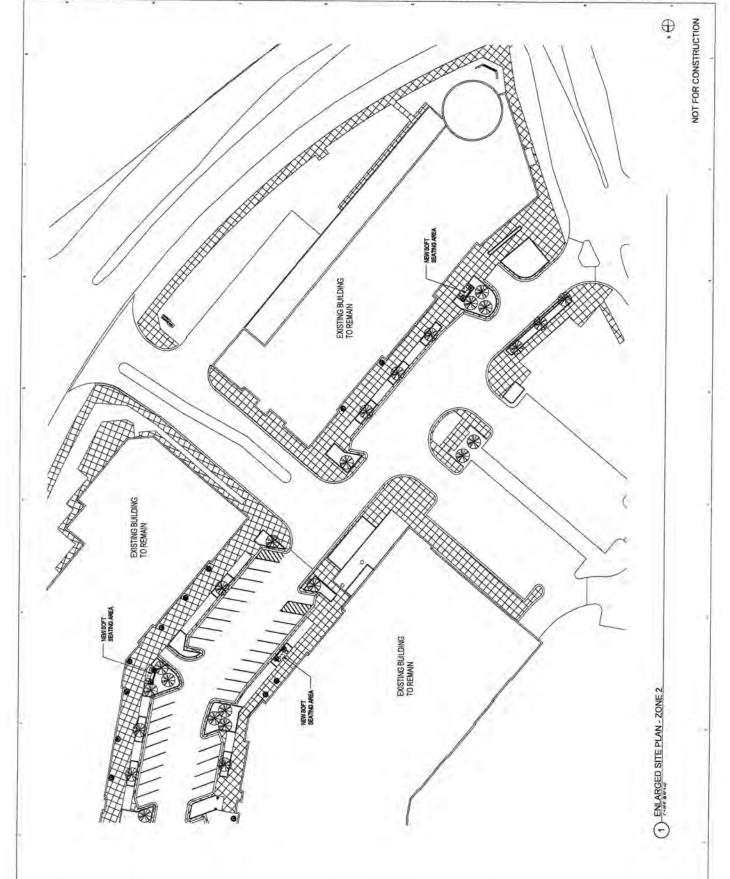
A-102 •





BURR RIDGE VILLAGE CENTER IMPROVEMENTS

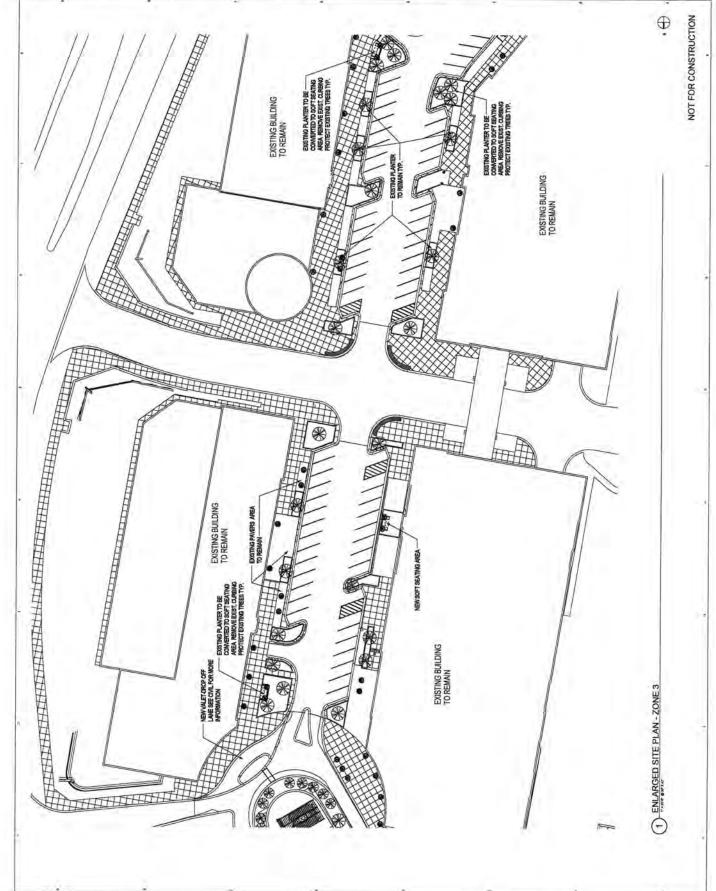


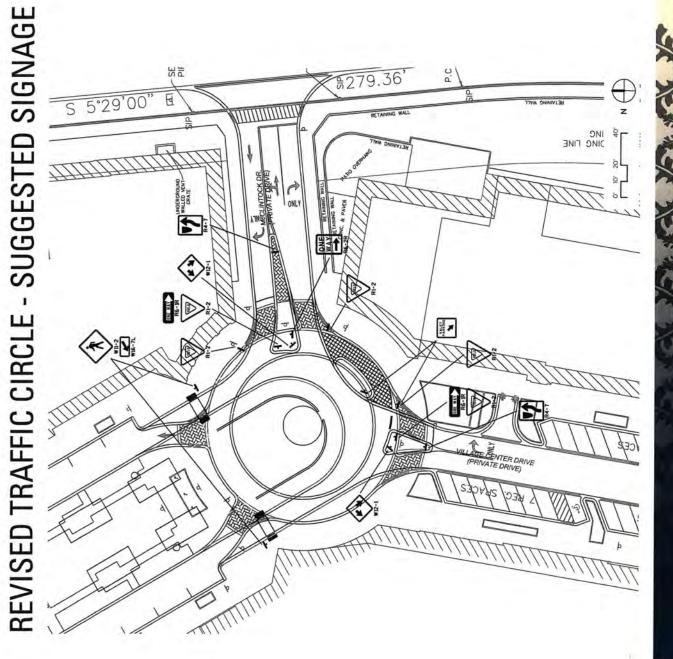


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BURR RIDGE VILLAGE CENTER IMPROVEMENTS



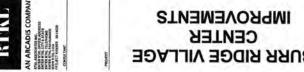


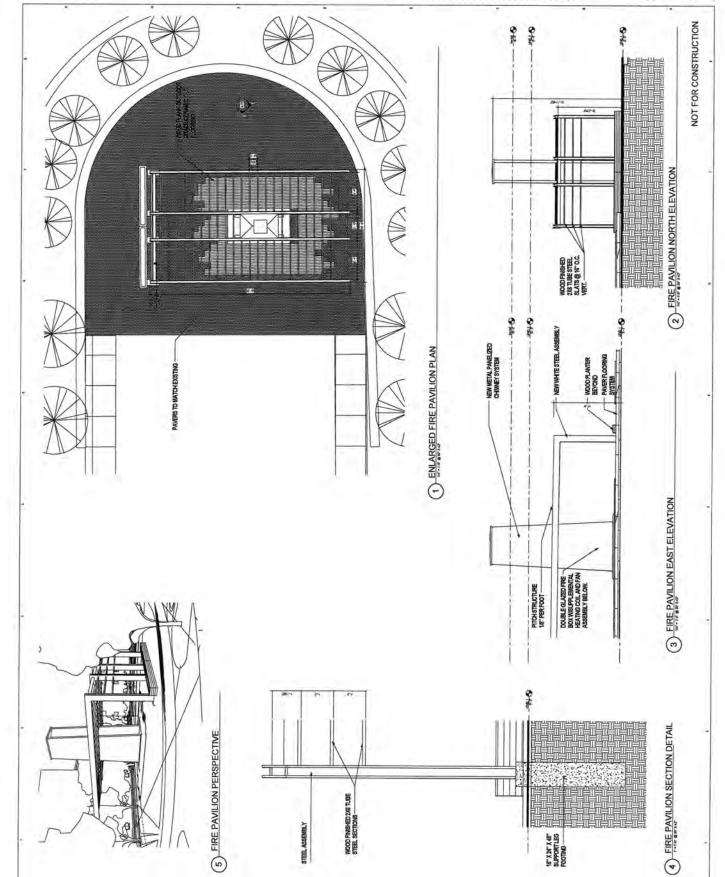


MATERIAL SONE 1 FIRE PAVILLON PLAN AND DETAILS

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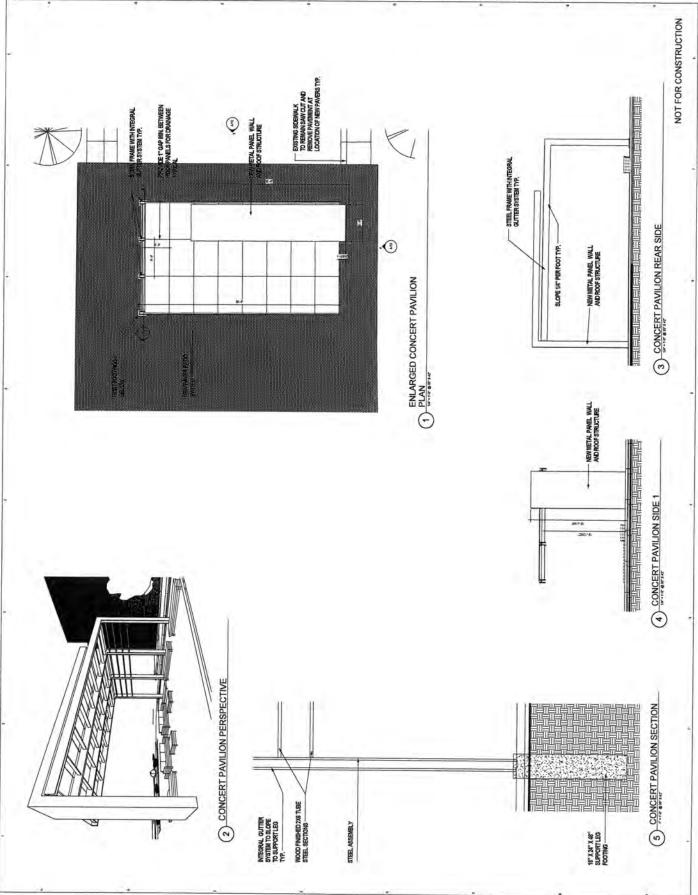


ZONE 1 - CONCERT PAYILLON PLAN
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PAYILLON PLAN
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BURR RIDGE VILLAGE CENTER IMPROVEMENTS



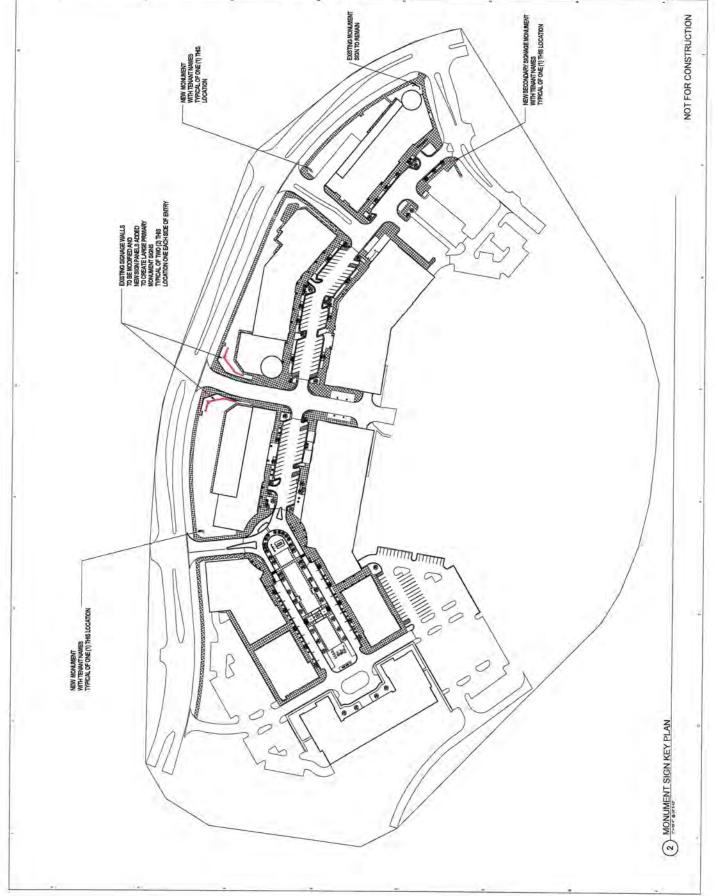


SIGNAGE

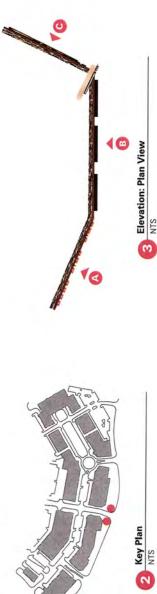
SIGNAGE KEY SIGNAGE KEY PLAN WHEN A-131 A-131

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

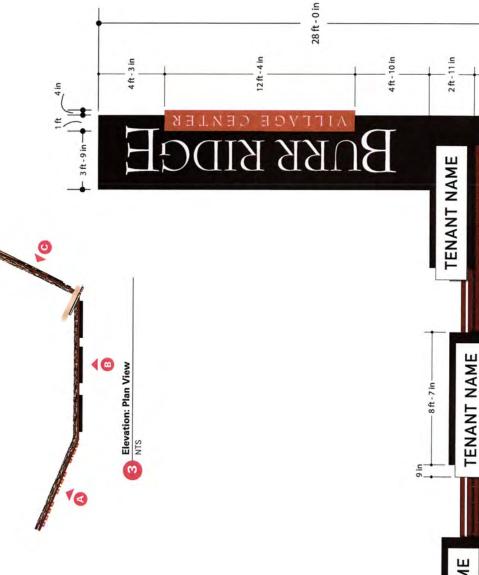


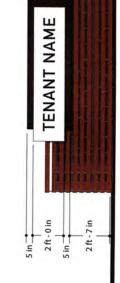


3ft-6in



SIGNAGE





Elevation: Large Primary ID w/ Tenant Name_side B



13ft-10in

1ft-3in

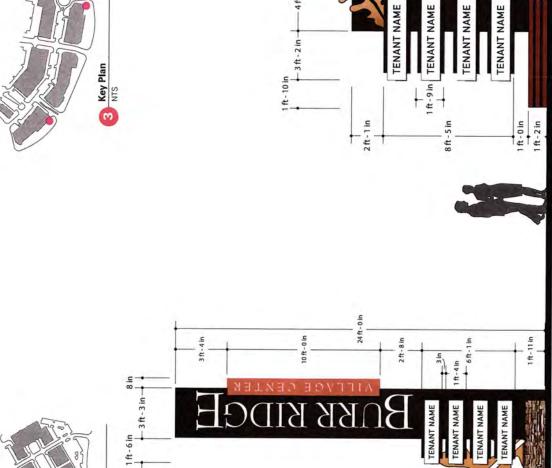
2 Tenant Entry Monument



-4ft-9in-

Key Plan

SIGNAGE



-4ft-9in-

Secondary Project ID w/ Tenant Names

1ft-3in

5ft-11 in



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C

(2) OPEN PASEO ELEVATION

ENTER SOME 1 - OPEN PASEO

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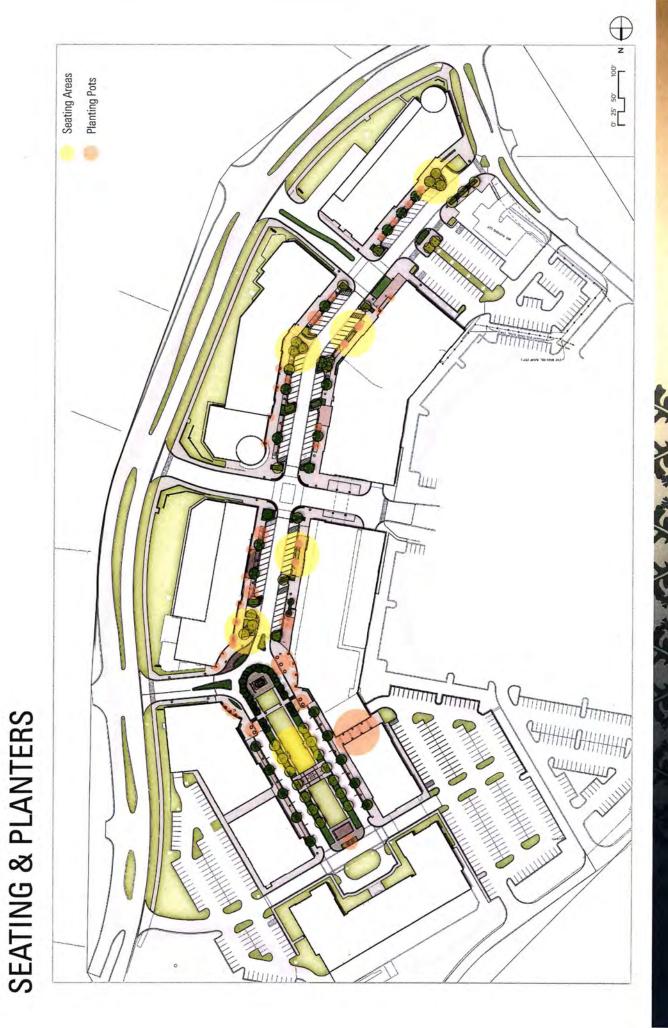
3 OPEN PASEO PERSPECTIVE

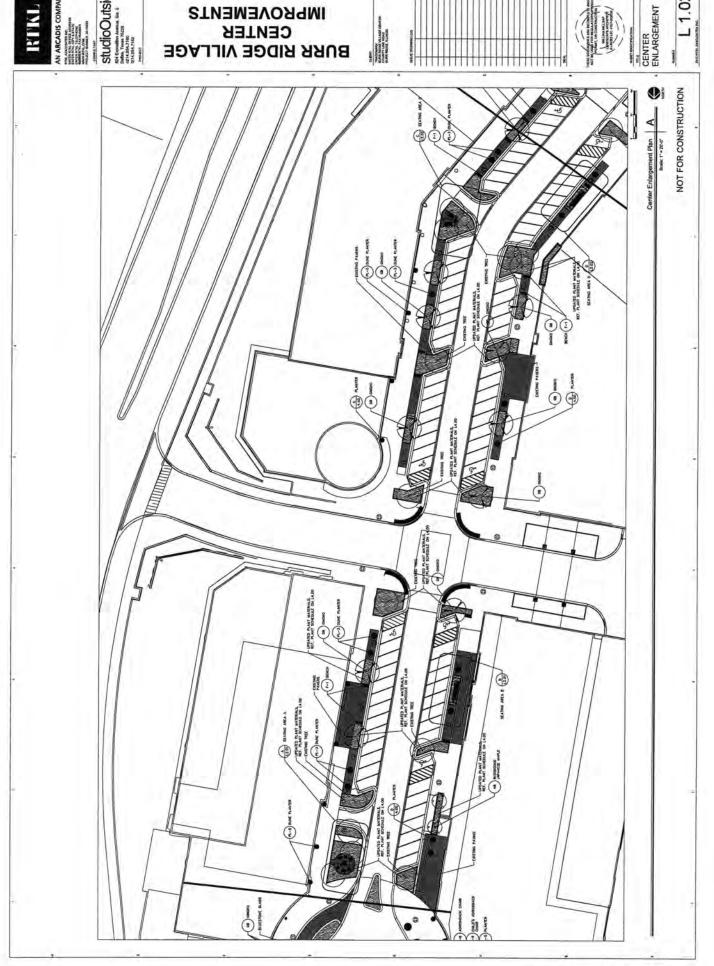
EXISTING COND.

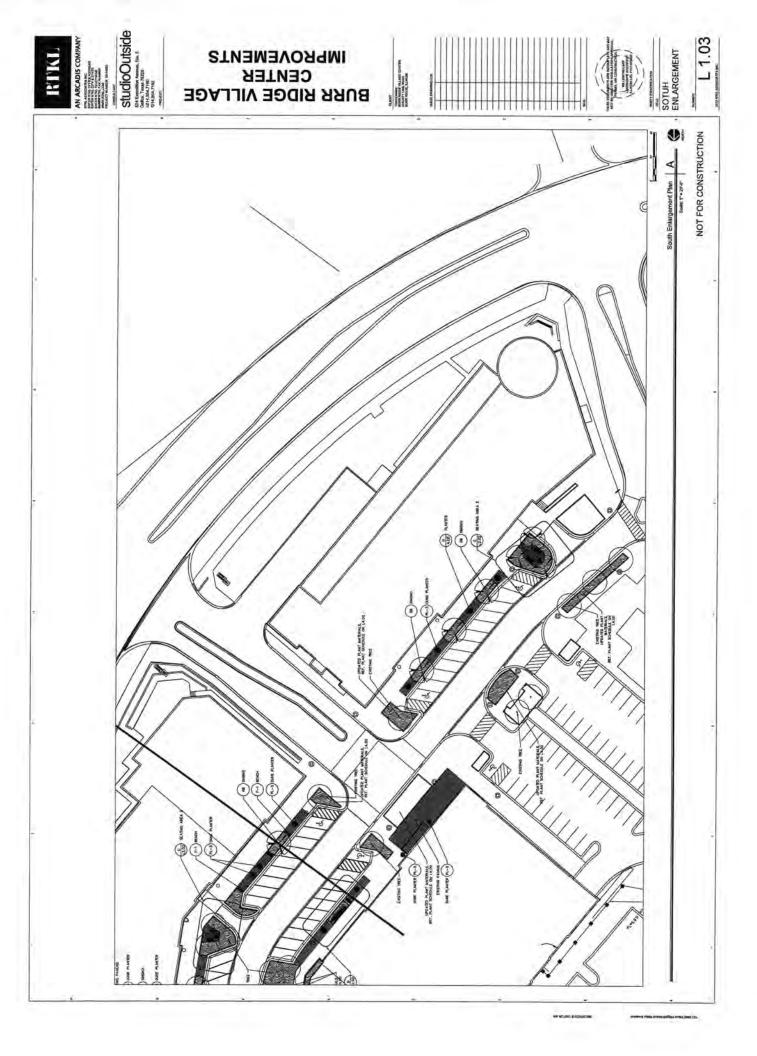
EXISTING CONC.

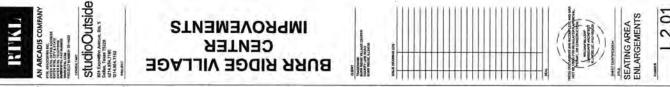
(1) ENLARGED OPEN PASEO PLAN

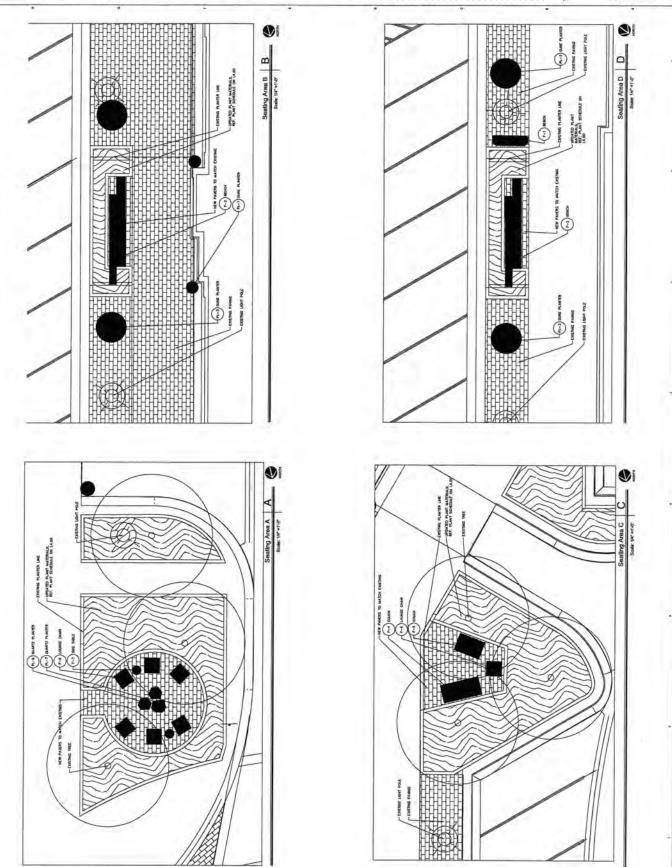
SEATING & PLANTERS

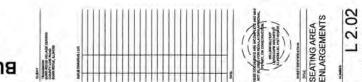






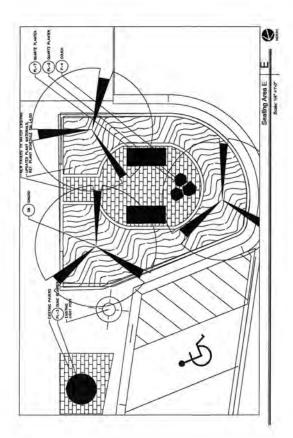






BURR RIDGE VILLAGE CENTER IMPROVEMENTS





SEATING









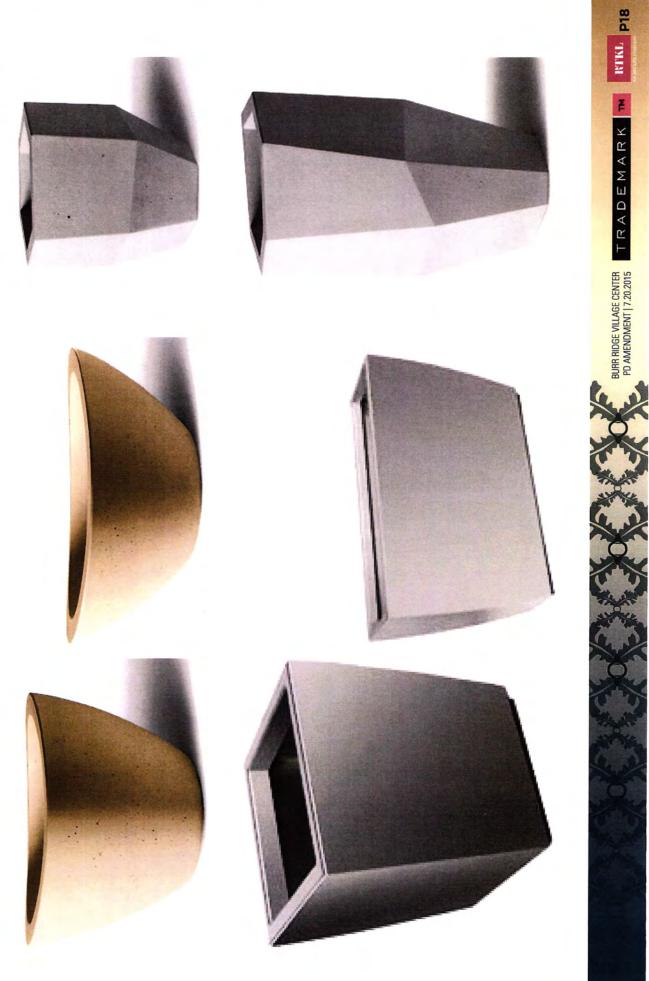












studioOutside

CENTER







(F-1) Melville Bench 76" x 22" Quantity: 12



CONTEMPORY COMFORTABLE BENCHES Landscape Forms - Lara Moffat - 972.740.3373

FURNITURE

LaraM@landscapeforms.com

(F-2) Trapecio Bench Quantity: 3

SOFT SEATING - SMALL SEATING AREAS

IMPROVEMENTS BURR RIDGE VILLAGE

Janus et Cie - 800.245.2687 - Info@janusetcie.com

(F-7) Amari Side Table 18" x 18", 22" Height Quantity: 7

CLIENT
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TRACEMENT
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TRA

(F.6) Amari Lounge Chair

29" x 30"

Amari Sofa 58" x 34" Quantity: 5

Amari Sofa 85" x 34" Quantity: 3

(F-4) Amari Collection

F-5) Amari Collection

Quantity: 11

ADIRONDAK CHAIRS

LOLL Design - Sharon Scheidel - 1-887-740-3387

Sharon@lolldesigns.com



(F10) Satellite Outdoor End Table 18" diameter x 16" H

Quantity: 5

NOT FOR CONSTRUCTION

(F.8) Compact Adirondak Chair (Flat) 34-3/4" x 20-1/2" Quantity: 10

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OLIENT TRACEMANK BURN ROOS VILLAGE CENTER COUNTY LINE ROOS BURN ROOS, ALINOS

StudioOutside REA Exposits Average, Star 6 Daller, Treas 72239 CALASALTER PROJECT

IMPROVEMENTS BURR RIDGE VILLAGE

AN ARCADIS COMPANY
THE AMOUNTS BY.
STREET STREET
PROJECT BASSES 30-14229

CUT LIMESTONE BENCH

Mezger Enterprises - Clint Hart - 214-998-1067

Sanvig Sawmill Sally Sanvig - 903-885-7956

CYPRESS BENCH



(F12) 18" x 18" x 4", 18" x 18" x 10" Quantity: 24, 12



CENTER

IMPROVEMENTS BURR RIDGE VILLAGE

DS-32: 36" Diameter

DS-29: 72" Diameter

DS-40: 60" Diameter

DS-23: 36" Diarneter

KORNEGAY - DUNE SERIES

PLANTERS

Quantity: 12

DS-16: 24" Diameter Quantity: 10

KORNEGAY - QUARTZ SERIES

Quantity: 30

Quantity: 10

Quantity: 22

LANDSCAPE FORMS - SORELLA SERIES



Sorella Steel Planters - 15"X15"X30"H, Quantity: 6 30"X30"X30"H, Quantity: 8 45"X15"X18"H, Quantity: 6

QS-45, 28" Diameter Quantity: 1

QS-27: 26.5" Diameter Quantity: 3

(P-7)

(P-6)

Landscape Forms - Lara Moffat - 972,740,3373

SUPPLIER INFO

LaraM@landscapeforms.com

Kornegay Designs - 877.252.6323 info@kornegaydesign.com

NOT FOR CONSTRUCTION

PLANT IMAGES

GRASSES AND PERENNIALS PD















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AN ARCADIS COMPANY

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IMPROVEMENTS

CENTER BURR RIDGE VILLAGE



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BG Buxus Wintergraen

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IMPROVEMENTS BURR RIDGE VILLAGE CENTER

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EXHIBIT C

VILLAGE OF A VERY SPECIAL PLACE

Gary Grasso Mayor

J. Douglas Pollock Village Administrator

7660 County Line Rd. - Burr Ridge, IL 60527 (630) 654-8181- Fax (630) 654-8269 - www.burr-ridge.gov

September 2, 2020

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ramzi Hassan for an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5a, 5b, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5a, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development. The petition number and property addresses is Z-11-2020: 450/501/510/705/720/801/850 Village Center Drive and the Permanent Real Estate Index Numbers are 18-30-300-042-000; 18-30-300-056-1001; 18-39-300-032-0000; 18-300-037-0000; 18-30-300-038-0000; 18-30-300-044-0000; 18-30-300-045-0000; 18-30-300-047-0000; 18-30-300-048-0000; 18-30-300-057-1001; 18-30-300-050-0000; 18-30-300-054-1001; and 18-30-300-058-1001.

A public hearing to consider this petition is scheduled for:

Date: Monday, September 21, 2020

Time: 7:00 P.M. or as soon thereafter as the matter may be heard.

Location: Village Hall – Board Room

7660 County Line Road Burr Ridge, IL 60527

Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640, as follows:

Meeting Link:

https://teams.microsoft.com/l/meetup-

join/19%3ameeting OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQxZmQ2%40thread.v 2/0?context=%7b%22Tid%22%3a%22eea31b41-c015-43e5-84cd-

bde4458f7295%22%2c%22Oid%22%3a%22308ad6a7-5d17-47b5-88ac-a2275ee84445%22%7d

Meeting ID: (224) 441-6894 Phone Line Access: 935 106 751# Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant Village Administrator (630) 654-8181 ext. 2010 ewalter@burr-ridge.gov

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527, but such gathering currently will be limited to no more than 50 persons in attendance at any one time, subject to applicable social distancing requirements, unless otherwise modified, as stated hereinabove. Public comment may also be submitted prior to and during said meeting. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, September 15, 2020. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at 7660 County Line Road, Burr Ridge, Illinois 60527. Public comment may also be submitted during the meeting telephonically via the Meeting Link found previously in this notice. All public comment received in a timely fashion shall be considered equally, regardless of the method of communication. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

18-30-300-056-1001 James Glimco 450 Village Center Drive #201 Burr Ridge, IL 60527

18-30-300-056-1004 Joan Sikora 450 Village Center Drive #204 Burr Ridge, IL 60527

18-30-300-056-1007 Nancy Tameling 450 Village Center Drive #207 Burr Ridge, IL 60527

18-30-300-056-1009 Michael J. Criscione 450 Village Center Drive #209 Burr Ridge, IL 60527

18-30-300-056-1012 Kevin Kopp 450 Village Center Drive #212 Burr Ridge, IL 60527

18-30-300-056-1015 Presidio Capital LLC 3 Grant Street, Suite 415 Hinsdale, IL 60521

18-30-300-056-1018 Christopher S Cole 450 Village Center Drive #301 Burr Ridge, IL 60527

18-30-300-056-1021 Geno Napolitano 450 Village Center Drive #304 Burr Ridge, IL 60527

18-30-300-056-1024 Linnette Bullock 450 Village Center Drive #307 Burr Ridge, IL 60527

18-30-300-056-1027 Patricia Gould and Nicole Gould 450 Village Center Drive #310 Burr Ridge, IL 60527 18-30-300-056-1002 Elizabeth Levy 450 Village Center Drive #202 Burr Ridge, IL 60527

18-30-300-056-1005 Phillip Timyan 450 Village Center Drive #205 Burr Ridge, IL 60527

18-30-300-056-1008 Daniel Dabros 450 Village Center Drive #208 Burr Ridge, IL 60527

18-30-300-056-1010 Dariusz Wida 450 Village Center Drive #210 Burr Ridge, IL 60527

18-30-300-056-1013 Bejan Fakouri 450 Village Center Drive #213 Burr Ridge, IL 60527

18-30-300-056-1016 Alexander Thomas and Ellie Homan 450 Village Center Drive #216 Burr Ridge, IL 60527

18-30-300-056-1019 Demetrio G Vea 2 Saddle Court Burr Ridge, IL 60527

18-30-300-056-1022 Filip Trajkov 450 Village Center Drive #305 Burr Ridge, IL 60527

18-30-300-056-1025 Steven Jiotis 450 Village Center Drive #308 Burr Ridge, IL 60527

18-30-300-056-1028 Jerry Lee 450 Village Center Drive #311 Burr Ridge, IL 60527 18-30-300-056-1003 Kristin A Burka 450 Village Center Drive #203 Burr Ridge, IL 60527

18-30-300-056-1006 Nicholas Lykouretzos 450 Village Center Drive #206 Burr Ridge, IL 60527

18-30-300-056-1011 Thomas Murray 450 Village Center Drive #211 Burr Ridge, IL 60527

18-30-300-056-1014 Mona Mekhail 450 Village Center Drive #214 Burr Ridge, IL 60527

Jennifer Fox 450 Village Center Drive #217 Burr Ridge, IL 60527

18-30-300-056-1017

18-30-300-056-1020 Lorriance Bilthuis 450 Village Center Drive #303 Burr Ridge, IL 60527

18-30-300-056-1023 Cynthia Millinowisch 450 Village Center Drive #306 Burr Ridge, IL 60527

18-30-300-056-1026 Shirley A Strzyz 450 Village Center Drive #309 Burr Ridge, IL 60527

18-30-300-056-1029 Guy Santillo 450 Village Center Drive #312 Burr Ridge, IL 60527 18-30-300-056-1030 Martin Rola 450 Village Center Drive #313 Burr Ridge, IL 60527

18-30-300-056-1033 Kerry Murphy 450 Village Center Drive #316 Burr Ridge, IL 60527

18-30-300-056-1036 Mr. and Mrs. Caveney 450 Village Center Drive #402 Burr Ridge, IL 60527

18-30-300-056-1040 Stillman Chang 9550 Pacific Court Burr Ridge, IL 60527

18-30-300-056-1043 Jennifer Ryan 450 Village Center Drive #410 Burr Ridge, IL 60527

18-30-300-056-1046 Murray Homestead, L.L.C. 450 Village Center Drive #413 Burr Ridge, IL 60527

18-30-300-056-1049
David Arnold and George Izzo
450 Village Center Drive #416
Burr Ridge, IL 6527

18-30-300-056-1031 Jean M Randolph 450 Village Center Drive #314 Burr Ridge, IL 60527

18-30-300-056-1034 Donna Grabowski 450 Village Center Drive #317 Burr Ridge, IL 60527

18-30-300-056-1037 David Jelinek 450 Village Center Drive #403 Burr Ridge, IL 60527

18-30-300-056-1041 Ahmed & Khadija Shakir 450 Village Center Drive #408 Burr Ridge, IL 60527

18-30-300-056-1045 Maihlaqa and Heena Alavi 450 Village Center Drive #411 Burr Ridge, IL 60527

18-30-300-056-1047 Thomas Toellner 450 Village Center Drive #414 Burr Ridge, IL 60527

18-30-300-056-1050 Susan M Broucek 450 Village Center Drive #417 Burr Ridge, IL 60527 18-30-300-056-1032 Thomas and Judith Rediehs 450 Village Center Drive #315 Burr Ridge, IL 60527

18-30-300-056-1035 David A Cales 450 Village Center Drive #401 Burr Ridge, IL 60527

18-30-300-056-1038 Juanito Bartolome 450 Village Center Drive #404 Burr Ridge, IL 60527

18-30-300-056-1042 Artur Miller 450 Village Center Drive #409 Burr Ridge, IL 60527

18-30-300-056-1046 John Phelps 450 Village Center Drive #412 Burr Ridge, IL 60527

18-30-300-056-1048 Thomas F. Hurka 450 Village Center Drive #415 Burr Ridge, IL 60527

18-30-300-056-1039 Mr. Dean Henning 450 Village Center Drive #405 Burr Ridge, IL 60527 18-30-301-001-0000 Reegs Properties PO Box 639 Hinsdale, IL 60522

18-30-302-001-0000 TCF Bank Facilities Mgt. 801 Marquette Ave Minneapolis, MN 55402

18-30-303-010-0000 Kensington Park LLC 743 McClintock Drive Burr Ridge, IL 60527

18-30-306-024-0000 Dr. Ghassan Abboud 206 Ambriance Dr. Burr Ridge, IL 60527

18-30-305-005-0000 Dr. Andrew J Moormann 50 Burr Ridge Pkwy 101 Burr Ridge, IL 60527

18-30-306-018-0000 John J Forkan 305 Ambriance Burr Ridge, IL 60527 18-30-306-022-0000 Parris Szot 301 Ambriance Dr. Burr Ridge, IL 60527

18-30-302-002-0000 TCF Bank Facilities Mgt. 801 Marquette Ave Minneapolis, MN 55402

18-30-304-003-0000 Taxpayer of 101 Burr Ridge Parkway Burr Ridge, IL 60527

18-30-305-003-0000 Reegs Properties PO Box 639 Hinsdale, IL 60522

18-30-306-015-0000 Sharad Gandhi 403 Ambriance Drive Burr Ridge, IL 60527

18-30-306-019-0000 Mr Mrs A Fernandez 305 Ambriance Dr. Burr Ridge, IL 60527 18-30-306-021-0000 Ramit Mendi 302 Ambriance Burr Ridge, IL 60527

18-30-302-003-0000 TCF Bank Facilities Mgt. 801 Marquette Ave Minneapolis, MN 55402

18-30-304-004-0000 Harris NC CRE PO Box 755 Chicago, IL 60690

18-30-305-004-0000 Inter Contl Burr Ridge 2221 Camden Court #200 Oak Brook, IL 60523

18-30-306-016-0000 Hirsh Monindra 500 Quail Ridge Westmont, IL 60559

18-30-306-020-0000 Magdalena Kolosa 303 Ambriance Dr. Burr Ridge, IL 60527 5260

Easy Peel Address Labels Bend along line to expose Pop-up Edge Go to avery.com/templates | Use Avery Template 5160 |

18-30-306-025-0000 Spencer Lee Mi Y Won 205 Ambriance Dr. Burr Ridge, IL 60527

18-30-306-031-0000 Athihalli Nagaraj 102 Ambriance Dr. Burr Ridge, IL 60527

09-25-402-017 ST bank Countryside TR 78 c/o Coglianese Funeral HM 7508 S County Line Road Burr Ridge, IL 60527

09-25-402-023 Village of Burr Ridge 7660 S County Line Road Burr Ridge, IL 60527

09-25-402-027 Christian Brother Midwest 7650 S County Line Road Burr Ridge, IL 60527

18-30-100-008-0000 Doug Young 18267 Casey Road Grayslake, IL 60030 18-30-306-026-0000 Nabeel Jabri 204 Ambriance Dr. Burr Ridge, IL 60527

18-30-306-032-0000 Sunil Suri 103 Ambriance Dr. Burr Ridge, IL 60527

09-25-402-018 Gerald W Dill 7512 County Line Road Burr Ridge, IL 60527

09-25-402-024 Village of Burr Ridge 7660 S County Line Road Burr Ridge, IL 60527

18-30-300-053-1001 Renuka H Bhatt MDSC 2202 Essington Road #101 Joliet, IL 60435

18-30-300-026-0000 TCF Bank Facilities Management 801 Marquette Avenue Minneapolis, MN 55402 18-30-306-027-0000 Michael A Micaletti 203 Ambriance Dr. Burr Ridge, IL 60527

18-30-306-033-0000 Edward T Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527

09-25-402-019 Beechen & Dill Builders 7512 S County Line Road Burr Ridge, IL 60527

09-25-402-026 Beechen & Dill Builders 7512 S County Line Road Burr Ridge, IL 60527

18-30-300-037/038/042/044/047/053/056-0000 BRVC Owner, LLC 200 S. Wacker Drive, Suite 1325 Chicago, IL 60606 5260

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates | Use Avery Template 5160 |

18-30-300-057-1001 lyda Ghuneim 801 Village Center Drive, Unit 201 Burr Ridge, Illinois 60527 18-30-300-057-1002 Ms. Erin Holec 801 Village Center Drive, Unit 202 Burr Ridge, Illinois 60527 18-30-300-057-1003 Mr. and Mrs. Keefe 801 Village Center Drive, Unit 203 Burr Ridge, Illinois 60527

18-30-300-057-1004 Resident 801 Village Center Drive, Unit 204 Burr Ridge, Illinois 60527 18-30-300-057-1004 Mr. Raghuvansh Kumar 8161 Ridge Pointe Burr Ridge, Illinois 60527 18-30-300-057-1005 Rita D Stoss-Michaels 801 Village Center Drive, Unit 205 Burr Ridge, Illinois 60527

18-30-300-057-1006 Resident 801 Village Center Drive, Unit 206 Burr Ridge, Illinois 60527 18-30-300-057-1006 Alka Srivastava 9 Lake Ridge Court Burr Ridge, Illinois 60527

18-30-300-057-1007 Shafout J. Kahn 801 Village Center Drive, Unit 207 Burr Ridge, Illinois 60527 18-30-300-057-1008 Mr. Nicholas Meyers 801 Village Center Drive, Unit 208 Burr Ridge, Illinois 60527 18-30-300-057-1009 Sarla Gupta 801 Village Center Drive, Unit 301 Burr Ridge, Illinois 60527

18-30-300-057-1010 Ms. Carol Zapka 801 Village Center Drive, Unit 302 Burr Ridge, Illinois 60527 18-30-300-057-1011 Nancy Rizzuto 801 Village Center Drive, Unit 303 Burr Ridge, Illinois 60527

18-30-300-057-1012 Mr. Dominic Fava 801 Village Center Drive, Unit 304 Burr Ridge, Illinois 60527 18-30-300-057-1013 Mr. and Mrs. Paul Bellisario 801 Village Center Drive, Unit 305 Burr Ridge, Illinois 60527 18-30-300-057-1014 Abdul Ilah Touleimat 801 Village Center Drive, Unit 306 Burr Ridge, Illinois 60527

18-30-300-057-1015 Mr. William Dillard 801 Village Center Drive, Unit 307 Burr Ridge, Illinois 60527 18-30-300-057-1022 Cartus Financial Corp 40 Apple Ridge Road Danbury CT 06810

18-30-300-057-1016 Ms. Maureen Denard 801 Village Center Drive, Unit 308 Burr Ridge, Illinois 60527

18-30-300-057-1017 Resident 801 Village Center Drive, Unit 401 Burr Ridge, Illinois 60527 18-30-300-057-1017 Davindra L. Sharma 6652 Manor Drive Burr Ridge, Illinois 60527 18-30-300-057-1018 Ms. Sandra Otto 801 Village Center Drive, Unit 402 Burr Ridge, Illinois 60527

18-30-300-057-1019 Debra Sutkowski-Markmann 801 Village Center Drive, Unit 403 Burr Ridge, Illinois 60527 18-30-300-057-1020 Resident 801 Village Center Drive, Unit 404 Burr Ridge, Illinois 60527 18-30-300-057-1020 Mr. Larry Edwards Siebs 34770 N. Los Reales Carefree, AZ 85377

18-30-300-057-1021 Resident 801 Village Center Drive, Unit 405 Burr Ridge, Illinois 60527

18-30-300-057-1021 Ms. Asha Sarode 502 Ambriance Drive Burr Ridge, IL 60527 18-30-300-057-1022 Resident 801 Village Center Drive, Unit 406 Burr Ridge, Illinois 60527 18-30-300-057-1023 Mr. and Mrs. Harbour 801 Village Center Drive, Units 407 Burr Ridge, IL 60527 18-30-300-054-1001 Resident 850 Village Center Drive, Unit 201 Burr Ridge, IL 60527

18-30-300-054-1001 Mr. and Mrs. Walk 36 S. Old Mill Lane Burr Ridge, IL 60527

18-30-300-054-1002 Mr. and Mrs. Kyksta 850 Village Center Drive, Unit 202 Burr Ridge, IL 60527

18-30-300-054-1003 Mr. Vincenzo Marino 850 Village Center Drive, Unit 203 Burr Ridge, IL 60527

18-30-300-054-1004 Resident 850 Village Center Drive, Unit 204 Burr Ridge, IL 60527 18-30-300-054-1004 Armarjit Singh 51 Ashton Court Burr Ridge, IL 60527 18-30-300-054-1005 Mr. Michael Simmons 850 Village Center Drive, Unit 205 Burr Ridge, IL 60527

18-30-300-054-1006 Mr. Michael Yost 850 Village Center Drive, Unit 206 Burr Ridge, IL 60527 18-30-300-054-1007 Vida Jankauskiene 850 Village Center Drive, Unit 207 Burr Ridge, IL 60527

18-30-300-054-1008 Anthony Jalovec 850 Village Center Drive, Unit 208 Burr Ridge, IL 60527

18-30-300-054-1009 Antonije Keljevick 850 Village Center Drive, Unit 209 Burr Ridge, IL 60527 18-30-300-054-1010 Nancy Segreti 850 Village Center Drive, Unit 210 Burr Ridge, IL 60527 18-30-300-054-1011 Richard Sileikis 850 Village Center Drive, Unit 211 Burr Ridge, IL 60527

18-30-300-054-1012 Resident 850 Village Center Drive, Unit 212 Burr Ridge, IL 60527

18-30-300-054-1012 Elham Abboud 1241 Ashbury Court Libertyville, IL 60048 18-30-300-054-1013 Eloise Carnevale 850 Village Center Drive, Unit 213 Burr Ridge, IL 60527

18-30-300-054-1014 Daniel and Janet Piecki 850 Village Center Drive, Unit 214 Burr Ridge, IL 60527

18-30-300-054-1015 Nizam Ather 850 Village Center Drive, Unit 215 Burr Ridge, IL 60527 18-30-300-054-1016 Tracy Schoppen 850 Village Center Drive, Unit 216 Burr Ridge, IL 60527

18-30-300-054-1017 Kil Nam and Hee Ja Kim 850 Village Center Drive, Unit 217 Burr Ridge, Illinois 60527 18-30-300-054-1018 Colette Rennie 850 Village Center Drive, Unit 218 Burr Ridge, Illinois 60527 18-30-300-057-1024 Mr. and Mrs. Wasz 801 Village Center Drive, Units 408 Burr Ridge, IL 60527

18-30-300-054-1019 Sylvia Lee 850 Village Center Drive, Unit 219 Burr Ridge, Illinois 60527 18-30-300-054-1020 Altobelli 850 Village Center Drive, Unit 220 Burr Ridge, Illinois 60527 18-30-300-054-1021 Alice Martin 850 Village Center Drive, Unit 221 Burr Ridge, Illinois 60527

18-30-300-054-1022 Ashok Kothari 850 Village Center Drive, Unit 301 Burr Ridge, Illinois 60527 18-30-300-054-1023 Sheela Singh 850 Village Center Drive, Unit 302 Burr Ridge, Illinois 60527 18-30-300-054-1024 Resident 850 Village Center Drive, Unit 304 Burr Ridge, Illinois 60527 18-30-300-054-1024 Francisco & Laura Cervantes 7619 Drew Avenue Burr Ridge, Illinois 60527

18-30-300-054-1026 Kaleinkovas Vitalijus 850 Village Center Drive, Unit 306 Burr Ridge, Illinois 60527

18-30-300-054-1029 Resident 850 Village Center Drive, Unit 309 Burr Ridge, Illinois 60527

18-30-300-054-1030 James Kuksta 850 Village Center Drive, Unit 310 Burr Ridge, Illinois 60527

18-30-300-054-1033 Anthony Formato 850 Village Center Drive, Unit 313 Burr Ridge, Illinois 60527

18-30-300-054-1036 Jason Nash 850 Village Center Drive, Unit 316 Burr Ridge, Illinois 60527

18-30-300-054-1037 Ann L. Vaughan 940 S. Vine Street Hinsdale, IL 60521

18-30-300-054-1039 Kathleen Jaszka 850 Village Center Drive, Unit 319 Burr Ridge, Illinois 60527

18-30-300-054-1041 Patel 850 Village Center Drive, Unit 321 Burr Ridge, Illinois 60527

18-30-300-054-1044 James Chesniak 850 Village Center Drive, Unit 404 Burr Ridge, Illinois 60527 18-30-300-054-1025 Resident 850 Village Center Drive, Unit 305 Burr Ridge, Illinois 60527

18-30-300-054-1027 Suryakant Patel 6816 Fieldstone Drive Burr Ridge, Illinois 60527

Diane and Kemenko Jovic 7920 Deer View Court Burr Ridge, IL 60527

18-30-300-054-1029

18-30-300-054-1031 Wesley Tate 850 Village Center Drive, Unit 311 Burr Ridge, Illinois 60527

18-30-300-054-1034 Mary Llsnich 850 Village Center Drive, Unit 314 Burr Ridge, Illinois 60527

18-30-300-054-1038 Mutie Naim Sughayer 850 Village Center Drive, Unit 318 Burr Ridge, Illinois 60527

18-30-300-054-1042 Lali Singh 850 Village Center Drive, Unit 401 Burr Ridge, Illinois 60527

18-30-300-054-1045 Amy Seus 850 Village Center Drive, Unit 405 Burr Ridge, Illinois 60527 18-30-300-054-1025 Devindra and Usha Sharma 6652 Manor Drive Burr Ridge, IL 60527

18-30-300-054-1028 Philip Jepsen 850 Village Center Drive, Unit 308 Burr Ridge, Illinois 60527

18-30-300-054-1032 Catharine Danly 850 Village Center Drive, Unit 312 Burr Ridge, Illinois 60527

18-30-300-054-1035 David Atkenson 850 Village Center Drive, Unit 315 Burr Ridge, Illinois 60527

18-30-300-054-1037 Resident 850 Village Center Drive, Unit 317 Burr Ridge, Illinois 60527

18-30-300-054-1040 Rishi Sharma 850 Village Center Drive, Unit 320 Burr Ridge, Illinois 60527

18-30-300-054-1043 Robert & Marie Zumstein 850 Village Center Drive, Unit 402 Burr Ridge, Illinois 60527

18-30-300-054-1046 Allan Thom 850 Village Center Drive, Unit 406 Burr Ridge, Illinois 60527

Étiquettes d'adresse Easy Peel Repliez à la hachure afin de révéler le rebord Pop-up 18-30-300-054-1052

Mr. and Mrs. Kalnes

18-30-300-054-1055

Burr Ridge, Illinois 60527

Burr Ridge, Illinois 60527

18-30-300-054-1047 850 BR Condo LLC 850 Village Center Drive, Unit 407 Burr Ridge, Illinois 60527

850 Village Center Drive, Unit 413

850 Village Center Drive, Unit 416

18-30-300-054-1048 Gerald Cronk 850 Village Center Drive, Unit 408 Burr Ridge, Illinois 60527

18-30-300-054-1050 Mary Okolisam Samuel Basillious 850 Village Center Drive, Unit 411 Burr Ridge, Illinois 60527

18-30-300-054-1053 Rick Michalak 850 Village Center Drive, Unit 414 Burr Ridge, Illinois 60527

18-30-300-054-1055 Perm Sharma 505 Ambriance Drive Burr Ridge, IL 60527

18-30-300-054-1057 Lena Kasi 850 Village Center Drive, Unit 418 Burr Ridge, Illinois 60527

18-30-300-054-1060 James O'Brien 850 Village Center Drive, Unit 421 Burr Ridge, Illinois 60527

18-30-300-054-1047 850 BR Condo LLC 160 Green Tree Drive, Suite 101 Dover, Delaware 19904 18-30-300-054-1051 Gregory Shultz 850 Village Center Drive, Unit 412 Burr Ridge, Illinois 60527

850 Village Center Drive, Unit 410

18-30-300-054-1049

Mr. Edmundo Sanchez

Burr Ridge, Illinois 60527

18-30-300-054-1054 Diane Vivo 850 Village Center Drive, Unit 415 Burr Ridge, Illinois 60527

18-30-300-054-1056 Resident 850 Village Center Drive, Unit 417 Burr Ridge, Illinois 60527

18-30-300-054-1058 Kumad Barman 850 Village Center Drive, Unit 419 Burr Ridge, Illinois 60527

18-30-300-058-1058 William Petty 1000 Village Center Drive, Unit 414 Burr Ridge, Illinois 60527

18-30-300-054-1056 850 Burr LLC 2500 S. Highland Avenue Suite 103 Lombard, IL 60148

Resident

18-30-300-054-1059 Vijay Singhal 850 Village Center Drive, Unit 420 Burr Ridge, Illinois 60527

18-30-300-058-1059 Jay Christopher 1000 Village Center Drive, Unit 416 Burr Ridge, Illinois 60527 18-30-300-058-1030 John Forkan 1000 Village Center Drive, Unit 214 Burr Ridge, Illinois 60527

18-30-300-058-1031 Barbara Spitkovsky 1000 Village Center Drive, Unit 215 Burr Ridge, Illinois 60527 18-30-300-058-1032 Helen Nardi 1000 Village Center Drive, Unit 216 Burr Ridge, Illinois 60527

18-30-300-058-1033 Kathleen Binks 1000 Village Center Drive, Unit 301 Burr Ridge, Illinois 60527

18-30-300-058-1034 Sharon M. Jioia 1000 Village Center Drive, Unit 302 Burr Ridge, Illinois 60527 18-30-300-058-1035 Sean Carney 1000 Village Center Drive, Unit 303 Burr Ridge, Illinois 60527

18-30-300-058-1036 Denise Lehnert 1000 Village Center Drive, Unit 304 Burr Ridge, Illinois 60527

18-30-300-058-1037 Claudia Navarro 1000 Village Center Drive, Unit 305 Burr Ridge, Illinois 60527 18-30-300-058-1038 Kathleen Becker 1000 Village Center Drive, Unit 306 Burr Ridge, Illinois 60527

18-30-300-058-1039 Brenda Helms 1000 Village Center Drive, Unit 307 Burr Ridge, Illinois 60527 18-30-300-058-1040 Virgilio N. Nidea 1000 Village Center Drive, Unit 308 Burr Ridge, Illinois 60527

18-30-300-058-1041 Frank Tabachka 1000 Village Center Drive, Unit 309 Burr Ridge, Illinois 60527 18-30-300-058-1042 Rosa Diaz Trust 1000 Village Center Drive, Unit 310 Burr Ridge, Illinois 60527 18-30-300-058-1043 Larry Marcheschi 1000 Village Center Drive, Unit 311 Burr Ridge, Illinois 60527

18-30-300-058-1044 Jean Rudolph 1000 Village Center Drive, Unit 312 Burr Ridge, Illinois 60527 18-30-300-058-1044 Mr. and Mrs. Pierre Wakim 107 Oak Ridge Drive Burr Ridge, IL 60527 18-30-300-058-1045 Dejan Derikonjie 1000 Village Center Drive, Unit 313 Burr Ridge, Illinois 60527

18-30-300-058-1046 Jim and Leslie Bowman 1000 Village Center Drive, Unit 314 Burr Ridge, Illinois 60527 18-30-300-058-1047 Gia and Tim Ormond 1000 Village Center Drive, Unit 315 Burr Ridge, Illinois 60527 18-30-300-058-1048 Art and Amy Munar 1000 Village Center Drive, Unit 316 Burr Ridge, Illinois 60527

18-30-300-058-1049 Jim and Marriane Coogan 1000 Village Center Drive, Unit 401 Burr Ridge, Illinois 60527 18-30-300-058-1050 Asle and Kathleen Klemma 1000 Village Center Drive, Unit 403 Burr Ridge, Illinois 60527 18-30-300-058-1051 Wade Smith 1000 Village Center Drive, Unit 405 Burr Ridge, Illinois 60527

18-30-300-058-1052 Nasem Akel 1000 Village Center Drive, Unit 406 Burr Ridge, Illinois 60527 18-30-300-058-1053 Betty J. Cerveny 1000 Village Center Drive, Unit 407 Burr Ridge, Illinois 60527 18-30-300-058-1054 Nada Jensen 1000 Village Center Drive, Unit 408 Burr Ridge, Illinois 60527

18-30-300-058-1055 Tom Harris 1000 Village Center Drive, Unit 409 Burr Ridge, Illinois 60527 18-30-300-058-1056 Tom Mouroukas 1000 Village Center Drive, Unit 410 Burr Ridge, Illinois 60527 18-30-300-058-1057 Louise Junkniess 1000 Village Center Drive, Unit 411 Burr Ridge, Illinois 60527 18-30-300-058-1001 Suresh Agarwal 1000 Village Center Drive, Unit 101 Burr Ridge, Illinois 60527 18-30-300-058-1002 Stanley Karcz/Antonette Favia 1000 Village Center Drive, Unit 102 Burr Ridge, Illinois 60527 18-30-300-058-1003 Richard Scardina 1000 Village Center Drive, Unit 103 Burr Ridge, Illinois 60527

18-30-300-058-1004 Atlagic Zeliko 1000 Village Center Drive, Unit 104 Burr Ridge, Illinois 60527 18-30-300-058-1005 Dhaliwal Tehsel Singh 1000 Village Center Drive, Unit 105 Burr Ridge, Illinois 60527 18-30-300-058-1006 Lynn Rebello 1000 Village Center Drive, Unit 106 Burr Ridge, Illinois 60527

18-30-300-058-1007 Joe Canfora 1000 Village Center Drive, Unit 107 Burr Ridge, Illinois 60527 18-30-300-058-1008 Edward Dobrotka 1000 Village Center Drive, Unit 108 Burr Ridge, Illinois 60527 18-30-300-058-1009 Ahmad Zuhaib 1000 Village Center Drive, Unit 109 Burr Ridge, Illinois 60527

18-30-300-058-1011

Burr Ridge, Illinois 60527

Kerry Postillion

18-30-300-058-1010 Mohammed Daaif & Ghussoun Kassam 1000 Village Center Drive, Unit 110 Burr Ridge, Illinois 60527

> 18-30-300-058-1013 Dean Norman 1000 Village Center Drive, Unit 113

Burr Ridge, Illinois 60527

18-30-300-058-1014 Marcia Miller 1000 Village Center Drive, Unit 114 Burr Ridge, Illinois 60527

1000 Village Center Drive, Unit 111

Dennis Quinn 1000 Village Center Drive, Unit 112 Burr Ridge, Illinois 60527

18-30-300-058-1012

18-30-300-058-1018

18-30-300-058-1016 Yan Zhao 1000 Village Center Drive, Unit 116 Burr Ridge, Illinois 60527 18-30-300-058-1017 Ruthann McCarty 1000 Village Center Drive, Unit 201 Burr Ridge, Illinois 60527

18-30-300-058-1015 Ruth Lognman 1000 Village Center Drive, Unit 115 Burr Ridge, Illinois 60527

> 18-30-300-058-1019 Thomas Simunek 1000 Village Center Drive, Unit 203 Burr Ridge, Illinois 60527

18-30-300-058-1020 Jason Chen 1000 Village Center Drive, Unit 204 Burr Ridge, Illinois 60527

Burr Ridge, Illinois 60527 18-30-300-058-1021 Pervez & Frances Altaf

1000 Village Center Drive, Unit 205

Burr Ridge, Illinois 60527

Scott Golchert & Jennifer Turano

1000 Village Center Drive, Unit 202

18-30-300-058-1022 Marriane Mangan 1000 Village Center Drive, Unit 206 Burr Ridge, Illinois 60527 18-30-300-058-1023 Philip Trabaris 1000 Village Center Drive, Unit 207 Burr Ridge, Illinois 60527

18-30-300-058-1024 Annette Jones 1000 Village Center Drive, Unit 208 Burr Ridge, Illinois 60527 18-30-300-058-1025 Paula Lesniewski 1000 Village Center Drive, Unit 209 Burr Ridge, Illinois 60527 18-30-300-058-1026 Sahajpal Tripat 1000 Village Center Drive, Unit 210 Burr Ridge, Illinois 60527

18-30-300-058-1027 John O'Connor 1000 Village Center Drive, Unit 211 Burr Ridge, Illinois 60527 18-30-300-058-1028 Paul Van Huben 1000 Village Center Drive, Unit 212 Burr Ridge, Illinois 60527 18-30-300-058-1029 Mr. and Mrs. Allenson 1000 Village Center Drive, Unit 213 Burr Ridge, Illinois 60527









Gary Grasso Mayor

J. Douglas Pollock Village Administrator

YOU ARE INVITED!

Dear Resident:

The Village of Burr Ridge and Village Center ownership cordially invite you to attend one of two open houses to discuss proposed changes to the Village Center. The open houses will be held as follows:

	Open House #1	Open House #2
Date:	Wednesday, September 16	Thursday, September 17
Time:	9:00am	4:00pm
Place:	Village Hall – Board Room 7660 County Line Road	Village Hall – Board Room 7660 County Line Road

The intent of the open houses are to provide information to the public, ask questions related to the petition, and identify aspects of the petition that are important to stakeholders of the Village Center. No RSVP is required to attend, while any member of the public is welcome to attend. Attendants at each open house will be required to abide by social distancing guidelines and wear masks.

The proposed changes to the Village Center include alterations to the streetscape between Hampton Social and Topaz Café, including the closure of the street to non-emergency vehicles, the addition of traffic circles on either end of said block, as well as amendments to the list of permitted and special uses in first-floor commercial spaces. This petition <u>does not</u> include any proposed changes to any specified residential areas, such as parking garages, surface parking lots, or breezeways. The Burr Ridge Plan Commission will consider the petition to be discussed at the open houses on **Monday**, **September 21**, **2020 at 7:00p.m**.

A digital copy of the petition is available at the following link:

https://www.burr-ridge.gov/wp-content/uploads/sp-client-document-manager/3/z-11-2020-exhibit-a.pdf

Written comments may be submitted to the following staff member of the Village of Burr Ridge if you are unable to attend:

Evan Walter - Assistant Village Administrator ewalter@burr-ridge.gov - (630) 654-8181 / ext. 2010

We look forward to seeing you at these events!



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)
PETITIONER (All correspondence will be directed to the Petitioner): Ramzi Hassan
STATUS OF PETITIONER: OWNCR
PETITIONER'S ADRESS: 14400 S. John Humphrey Drive, Suite 200 Orland Park, address of subject property: 800 Village Center Drive BR, IL 60527
ADDRESS OF SUBJECT PROPERTY: 800 Village Center Drive BRIL 60527
PHONE: (708) 923-6312
EMAIL: ranzi Dedwards realty co. com
PROPERTY OWNER: BRVC OWNER, LLC
to to
PROPERTY OWNER'S ADDRESS:PHONE:
PUBLIC HEARING REQUESTED: Special Use Rezoning Text Amendment Variation(s)
Levisions to Village Center PUD regarding permitted and special Uses, as well as peached street closure of Village Center Drive between Buildings 4 and 5A.
PROPERTY INFORMATION (to be completed by Village staff)
PROPERTY ACREAGE/SQ FOOTAGE: 21.4 Acres EXISTING ZONING: B-2 PUD
EXISTING USE/IMPROVEMENTS: Village Center PUD
SUBDIVISION: VIllage Center
PIN(S) # See lead notice
PIN(S)#
The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.
8/25/20
Petitioner's Signature Date of Filing



VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

FROM: Evan Walter, Assistant Village Administrator

DATE: September 21, 2020

RE: Board Report

At its August 24 and September 14, 2020 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-10-2020: 16W561 South Frontage Street (Falco's Pizza); The Board of Trustees approved an ordinance granting a special use for an outdoor dining area.

6100 South Grant Street (Cooper); The Board of Trustees approved a resolution for a preliminary plat of subdivision and subdivision variation.

Z-04-2020: 15W230 North Frontage Road (Bobak); The Board of Trustees approved a special use and variations to develop an office building on the subject property.

Z-09-2020: 15W776 North Frontage Road (Criscione); The Board of Trustees approved a rezoning, text amendment, and special uses for the location of a truck sales use on the subject property. The petitioner, due to a practical licensing registration issue on the part of the State, opted to continue to originate sales at his unincorporated address on Madison Street while continuing to develop the subject property as a sales office. In exchange for withholding sales tax from the Village, the petitioner agreed to pay the Village \$10,000/year to replace any lost sales tax that would have originated at the subject property.

Permits Applied For August 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contac	et Info	Description
JDEK-20-199	08/14/2020	110 Clover Meadow	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-20-200	08/14/2020	112 Clover Meadow	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-20-201	08/14/2020	105 Buttercup Bank	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JENG-20-187	08/03/2020	8600 S County Line Rd	ILM	110 LeBaron Street Waukegan IL 60085	Engineering Permit
JPAT-20-191	08/05/2020	8517 Heather Dr	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio
JPAT-20-202	08/17/2020	11637 White Oak Ct	Kestrel Design	100 Wakefield Ct. Aurora IL 60506	Patio
IPAT-20-204	08/18/2020	5 Clubside Ct	Spruce It Up Landscaping	3124 Elm Avenue Brookfield IL 60513	Patio
PF-20-189	08/03/2020	16W 361 95th PL	European Ornamental Iron Wor	1786 Armitage Court Addison IL 60101	Fence Permit
IPF-20-193	08/03/2020	1523 Tomlin Dr	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
PF-20-196	08/07/2020	4 Longwood Dr	Homeowner	Burr Ridge IL 60527	Fence Permit
PF-20-198	08/10/2020	8572 Johnston Rd	Golden Fence, Inc.	1841 W Rookery Cir. Round Lake IL 60073	Fence Permit
IPF-20-203	08/17/2020	8426 Meadowbrook Dr	Homeowner	Burr Ridge IL 60527	Fence Permit
RAD-20-205	08/19/2020	151 Circle Ridge Dr	Reliable Home Improvement	1300 W Ferry Rd. Naperville IL 60563	Residential Addition
JRAD-20-210	08/25/2020	15W 311 79TH ST	B.E.K. Construction	2800 River Road Des Plaines IL 60018	Residential Addition
JRAL-20-188	08/02/2020	ROWs DuPage Locations	AXS Points	1901 Industrial Dr Libertyville IL 60048	Right-of-Way
IRAL-20-190	08/04/2020	8425 Omaha DR	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-194	08/07/2020	1206 Burr Ridge Club Dr	Doherty Builders	879 Cambridge Avenue Elmhurst IL 60126	Residential Alteration

Permits Applied For August 2020



Permit Number Date Applied		Property Address	Applicant Name & Cont	Applicant Name & Contact Info	
JRAL-20-195	08/06/2020	3 Regent Ct	Stone Circle Concrete	7053 Osceola Niles IL 60714	Right-of-Way
JRAL-20-206	08/24/2020	6830 County Line Ln	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	Right-of-Way
JRAL-20-207	08/24/2020	6840 County Line LN	J&R 1st in Asphalt, Inc.	7659 W, 98th Street Hickory Hills IL 60457	Right-of-Way
JRAL-20-213	08/28/2020	7880 Forest Hill Rd	Vivint Solar Developer	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous
JRDB-20-197	08/07/2020	8531 Walredon Ave	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-20-209	08/24/2020	7870 Circle DR	Vivint Solar Developer	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous Res
JRPP-20-192	08/13/2020	10S 265 Vine ST	TBD		Plumbing Permit Residential
JRSF-20-186	08/03/2020	6675 Shady Ln.	Crestview Builders	3956 Caliente Circle Naperville IL 60564	New Single Family Residential
JRSF-20-208	08/26/2020	7338 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	New Single Family

TOTAL: 26

Permits Issued August 2020



Permit Number Date Issued		d Property Address Applicant Name & Contact Info			Description	ń
						q Ftg
JDEK-20-178	08/17/2020	3 Circle Ridge Ct	DM Outdoor Living Spaces	PO Box 54 Western Springs IL 60558	Deck \$13,568	316
IDS-20-093	08/04/2020	6100 Grant St	J2 Santi Inc.		Demolition Stru	icture
JDS-20-112	08/13/2020	6250 Garfield Av	Scott Rowe	6230 Garfield Av Burr Ridge IL 60527	Demolition Stru	icture
JGEN-20-157	08/24/2020	505 Kenmare Dr	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator \$8,900	
JPAT-20-158	08/04/2020	11761 Briarwood Ct	Homeowner	Burr Ridge IL 60527	Patio \$20,000	
JPAT-20-159	08/26/2020	125 Glenmora Dr	Woodridge Deck & Gazebo Co	2246 Palmer Dr Schaumburg IL 60173	Patio \$75,000	
JPAT-20-161	08/06/2020	126 Circle Ridge Dr	Prairie Path Group	500 W. Cossitt Ave La Grange IL 60525	Patio \$22,900	
JPAT-20-170	08/18/2020	145 Glenmora Dr	Cut Above Landscaping	670 Vandustrial Dr. Westmont IL 60559	Patio \$50,000	1,570
IPAT-20-173	08/12/2020	14 Pine Tree Ln	JR's Creative Landscaping	4716 Perth Drive Naperville IL 60564	Patio \$12,500	
JPAT-20-177	08/17/2020	7350 Wolf Rd	Washack Construction	15 Brooklane Justice IL 60458	Patio \$5,000	
IPAT-20-182	08/19/2020	8741 Wedgewood Dr	Homeowner	Burr Ridge IL 60527	Patio \$6,000	
JPAT-20-191	08/26/2020	8517 Heather Dr	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio \$24,450	
JPF-20-166	08/10/2020	6549 Manor Dr	Homeowner	Burr Ridge IL 60527	Fence Permit	
JPF-20-172	08/11/2020	6160 Elm St	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit \$14,128	
JPF-20-183	08/20/2020	8762 Aintree Ln	HD Fence Service		Fence Permit \$14,500	
JPF-20-193	08/25/2020	1523 Tomlin Dr	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit	

Permits Issued August 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact In	nfo	Description	
					Value & Sq Ft	g
JPF-20-196	08/31/2020	4 Longwood Dr	Homeowner	3 40 6 1 to 3	Fence Permit	
JPR-19-236	08/10/2020	Forest Edge Ln.	A Touch of Green	Burr Ridge IL 60527 12720 W. 159th St. HOMER GLEN IL 60491	Right-of-Way	
JRAD-20-030	08/13/2020	11365 W 75th St	LaMantia Design & Remodelin	20 E. Ogden Av. Hinsdale IL 60521	Residential Addition \$350,000	3,214
JRAD-20-076	08/27/2020	9041 Royal Dr	Property Logistics	10003 S. Roberts Rd Palos Hills IL 60465	Residential Addition \$30,000	
JRAL-20-105	08/12/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way	
JRAL-20-122	08/12/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way	
JRAL-20-154	08/28/2020	8250 County Line Rd	TBD		Right-of-Way \$437,092	
JRAL-20-169	08/12/2020	1 Cascade Ct E	America's Brick Paving	1718 Indian Ave Aurora IL 60505	Right-of-Way \$16,000	
JRAL-20-174	08/13/2020	515 Leonard Ln	Custom Concrete	Elburn IL 60119	Right-of-Way \$4,000	
JRAL-20-176	08/20/2020	8710 Wedgewood Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way \$12,500	
JRAL-20-179	08/13/2020	9 Morgan Ct	Dressler Block Concrete	13152 Meadow Lane Plainfield IL 60544	Right-of-Way \$3,000	
JRAL-20-180	08/19/2020	15W 645 81st ST	Great Lakes Concrete	837 S. Riverside Drive Elmhurst IL 60126	Right-of-Way	
JRAL-20-181	08/19/2020	652 Camelot Dr	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way	
JRAL-20-184	08/20/2020	501 81st St	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteratio \$22,425	on 49
JRAL-20-188	08/24/2020	ROWs DuPage Locations	AXS Points	1901 Industrial Dr Libertyville IL 60048	Right-of-Way	
JRAL-20-190	08/29/2020	8425 Omaha DR	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	

Permits Issued August 2020



Permit Number Date Issued		Property Address Applicant Name & Contact Info		nfo	Description	1)
					Value & Sq Ftg	
JRAL-20-195	08/27/2020	3 Regent Ct	Stone Circle Concrete	7053 Osceola Niles IL 60714	Right-of-Way \$37,600	
JRAL-20-206	08/29/2020	6830 County Line Ln	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	Right-of-Way	
JRAL-20-207	08/31/2020	6840 County Line LN	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	Right-of-Way	
IRDB-20-197	08/31/2020	8531 Walredon Ave	Homeowner	Burr Ridge IL 60527	Residential Deta	ched Building
JRES-20-121	08/24/2020	7248 Giddings Ave	Vivent Solar Developer	1 Territorial Ct Bolingbrook IL 60440	Residential Misc \$25,344	cellaneous
JRPF-20-139	08/18/2020	7410 Forest Hill Rd	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Pool and Fence \$57,000	
JRPF-20-164	08/27/2020	1523 Tomlin Dr	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool and Fence \$122,000	
RSF-20-136	08/11/2020	7213 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New \$311,700	Single Family 2,078
COTAT: 10						

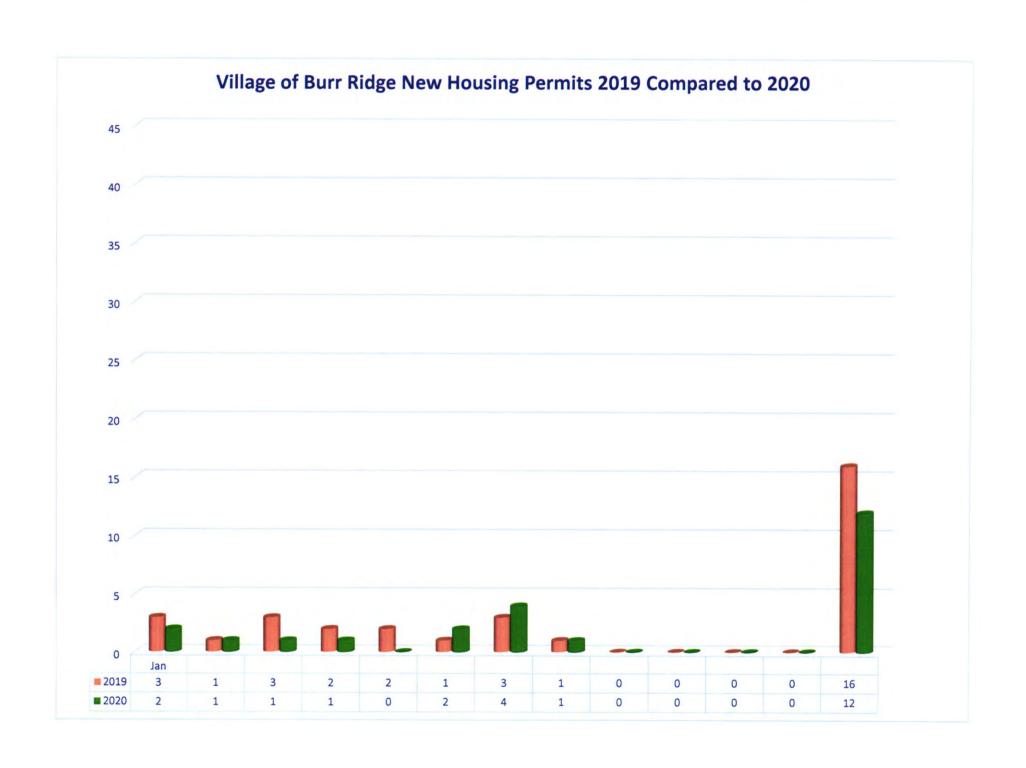
TOTAL: 40

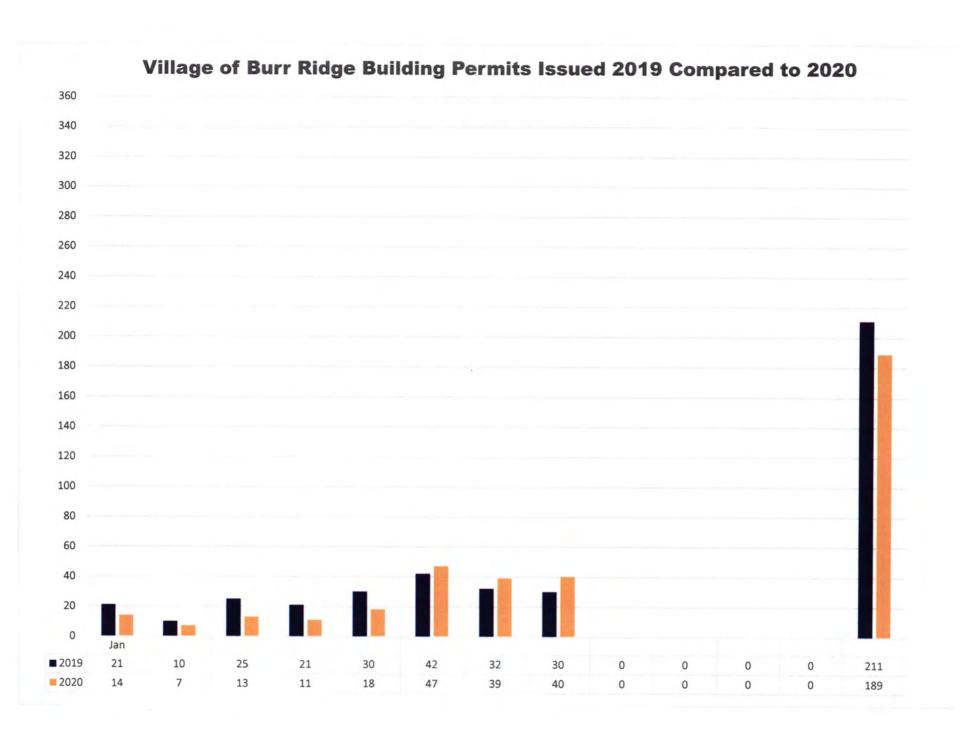
Occupancy Certificates Issued August 2020

09/15/20

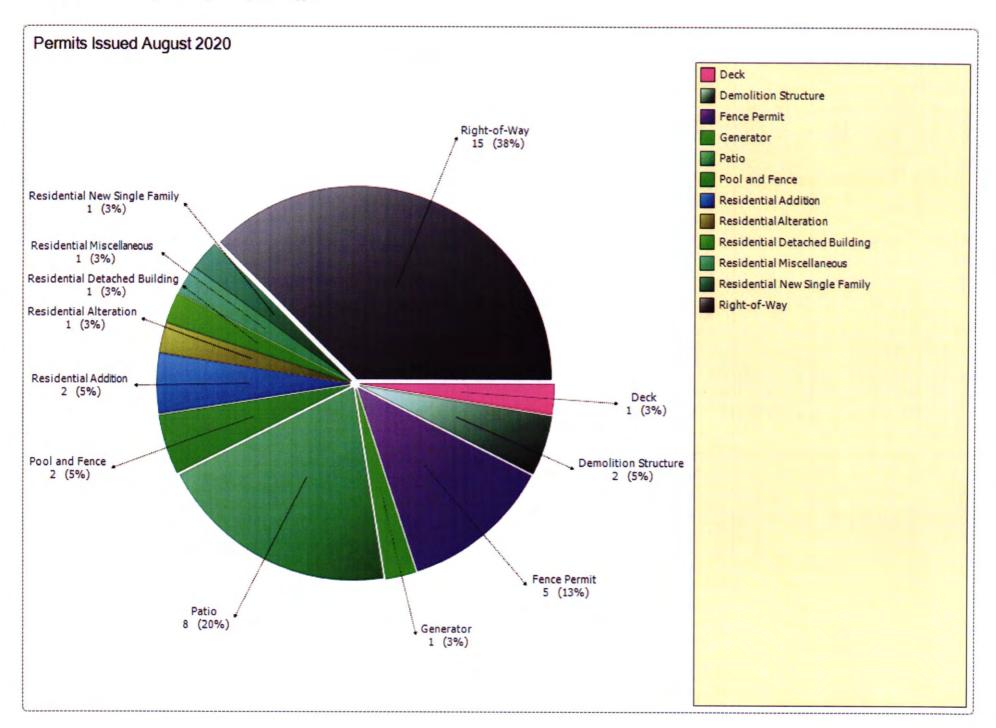
CO#	Certificate of Occupancy Date	Occupant of Record	Address
OF20027	08/18/20	Michael and Courtney Ward	7350 Giddings Ave

(Does not inclu	de miscellaneous Peri	mits)			
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$732,600	\$85,000		\$606,274	\$1,423,874
	[2]	[1]		[2]	V2,123,07
FEBRUARY	\$1,237,950	• •		\$95,650	\$1,378,300
	[1]	[2]		[1]	
MARCH	\$850,000	\$353,625		\$211,542	\$1,415,167
	[1]	[4]		[1]	
APRIL	\$280,000	\$121,050		\$455,835	\$856,885
	[1]	[1]		[1]	
MAY		\$29,521		\$26,000	\$55,521
		[1]		[1]	
JUNE	\$1,643,350	\$248,850		\$2,870,782	\$4,762,982
	[2]	[2]		[4]	
JULY	\$5,097,250	\$100,125		\$50,000	\$5,247,375
	[4]	[2]		[1]	
AUGUST	\$311,700	\$402,425			\$714,125
	[1]	[3]			
SEPTEMBER					\$0
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
2020 TOTAL	\$10,152,850	\$1,385,296	\$0	\$4,316,083	\$15,854,229
	[12]	[16]		[11]	





Breakdown of Projects by Project Type





S-03-2020: 16W361 South Frontage Road (Price); Requests a sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign and a text amendment to Section 55.07 of the Burr Ridge Sign Ordinance to list "blade sign" as a conditional sign.

HEARING:

September 21, 2020

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Assistant Village Administrator

PETITIONER:

Don Price

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

Recommends Industrial Uses

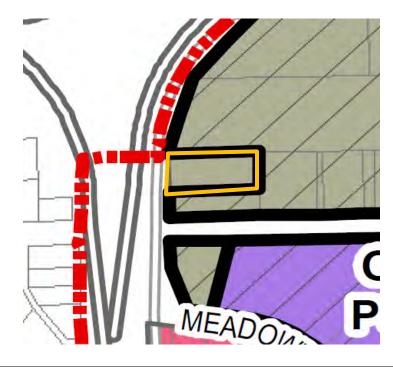
EXISTING LAND USE:

Commercial Building

SITE AREA:

5.2 Acres





Staff Report and Summary

S-03-2020: 16W361 South Frontage Road (Price); Variation, Text Amendment, and Findings of Fact

The petitioner is Don Price, owner of the subject property at 16W361 South Frontage Road. The petitioner requests a sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign and a text amendment to Section 55.07 of the Burr Ridge Sign Ordinance to list "blade sign" as a conditional sign. The subject property is 5.2 acres in size with approximately 250 feet of street frontage along South Frontage Road. The subject property contains one primary office building, housing approximately 20 tenant spaces, surrounded by surface parking on all sides. The Plan Commission stated at a previous meeting that the petition should be revised to incorporate new sign designs as well as make blade signs conditional uses as part of the Sign Ordinance.

Sign Variation

The petitioner is requesting a sign variation to add two ground signs to the subject property in addition to one permitted ground sign. Section 55.07 of the Sign Ordinance states that all properties in Manufacturing Districts are permitted to have one ground sign not to exceed 75 square feet. As the building on the subject property has an equal number of office space on separate sides, the petitioner is attempting to improve the wayfinding on the property via directory signs. The petitioner proposes to remove an existing ground sign near the building and replace it with one larger ground sign near the subject property's entrances while having smaller directory signs on either side of the property (designated as Side A and Side B in the petitioner's proposed elevation). Sign 1 (nearest the street) is 50 square feet in size and 6 feet tall, both meeting the standards of a ground sign in a Manufacturing District. Sign 2 (Sign A) and Sign 3 (Sign B) both measure 17.33 square feet in size and 6 feet tall. In total, the petitioner proposes to erect three ground signs measuring 84.67 square feet.

Text Amendment

The petitioner also requests a text amendment to Section 55.07 of the Burr Ridge Sign Ordinance to list "blade sign" as a conditional sign in Manufacturing Districts. As the petitioner is limited to three wall signs on the entirety of the building, the petitioner has worked with staff to identify low-impact methods to ensure that each tenant space can be identified outside of its address identification. Each blade sign proposed would extend approximately 18 inches off the building and be approximately 9 inches in height, counting the blade sign arm, while measuring approximately 3 inches thick. The signs would be limited to numerals without logos or graphics.

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval of the sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign, staff recommends that it be made subject to the submitted elevations and site plan provided by the petitioner.

If the Plan Commission chooses to recommend approval of the text amendment to Section 55.07 of the Burr Ridge Sign Ordinance to list "blade sign" as a conditional sign, staff recommends it be made subject to the following language:

Staff Report and Summary

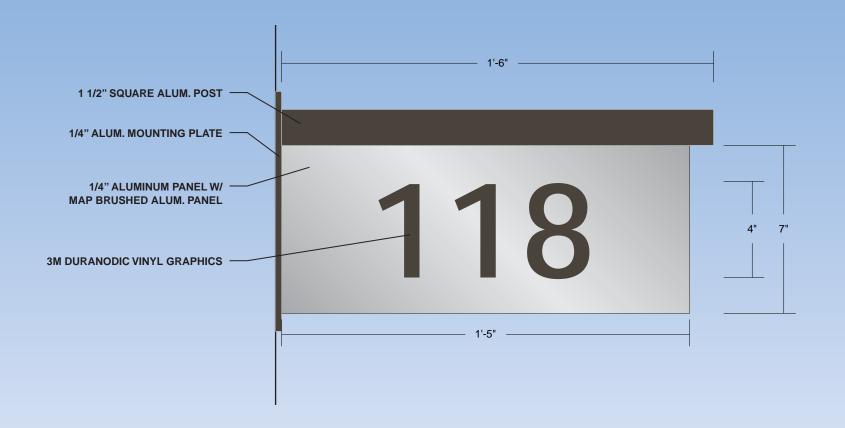
S-03-2020: 16W361 South Frontage Road (Price); Variation, Text Amendment, and Findings of Fact

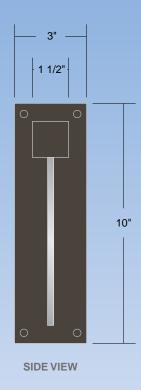
Blade Signs (wall): Not more than 18 inches extending from the building; 9 inches in total height; and 3 inches in thickness, with no other writing other than address numerals on the face of the sign.

Appendix

Exhibit A – Petitioner's Materials

FLAG MOUNT SIGNS





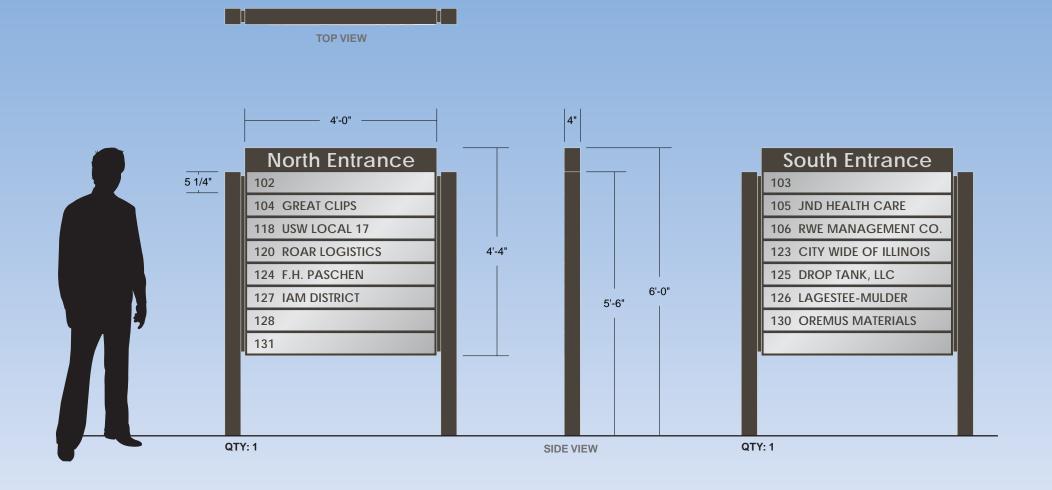
BURR RIDGE OFFICE CENTER / FLAG MOUNT SIGNS

FIFTEEN (15) DOUBLE SIDED, NON-ILLUMINATED FLAG MOUNTED SIGNS 1/4" ALUMINUM SIGN PANEL W/ MAP PAINTED FINISH 1 1/2" SQUARE ALUMINUM POSTS W/ 1/4"ALUMINUM MOUNTING PLATE "TENANT NAMES" 3M DURANODIC VINYL GRAPHICS



Client:	BURR RIDGE	Date:	8-17-20	REVISION		Illumination:	NO YES TYPE	SINGLE SIDED	DOUBLE SIDED	Paint Colors (AkzoNobel):		Client Signature:	
	OFFICE CENTER	Drawing	#: 3(1)	9-9-20	\triangle	Electrical Requirement	ts: 120 277	Quantity:	15	MAP DARK BRONZE MAP BRUSHED ALUMINUM	3M DURANODIC	Signature Date	-
Address:	361 S FRONTAGE RD	Sheet:	1 of 1	\triangle	\triangle	Sign Specific						NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS	
City, State:	BURR RIDGE, IL 60527	Scale:	1 1/2"=1'	\triangle	\triangle	NOTED A	ABOVE					The ideas and designs contained in this original and unpublisdrawing are the sole property of Michael's Signs, Inc. and	shed
Sales Rep:	TONY MATALONIS	Designe	r: KD	\triangle	\triangle							MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.	

DIRECTIONAL SIGNAGE

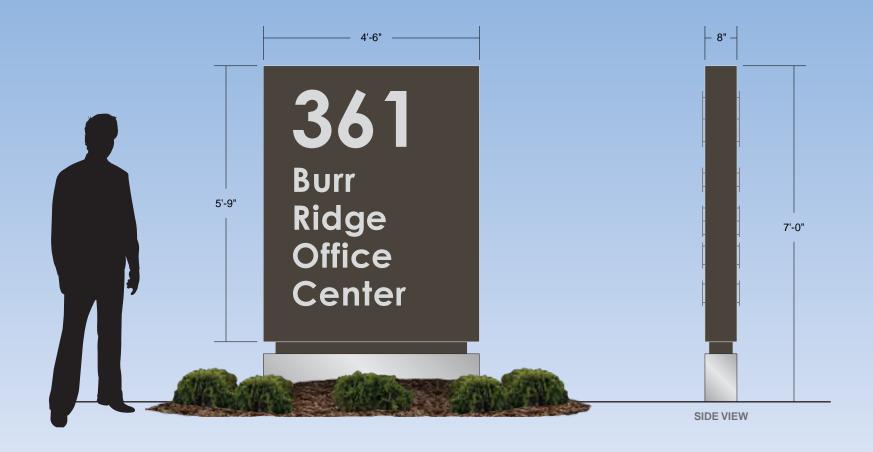


BURR RIDGE OFFICE CENTER / DIRECTIONAL SIGN

TWO (2) SINGLE SIDED, NON-ILLUMINATED DIRECTIONAL SIGNS
4" DEEP ALUM. SIGN BODY & 4" SQUARE ALUM. POSTS W/ MAP PAINTED FINISHES
"SOUTH & NORTH ENTRANCE" 1/4" ALUMINUM PLATE LETTERING W/ MAP PAINTED FINISH
REMOVABLE 1/8" ALUMINUM TENANT PANELS W/ MAP PAINTED FINISHES & 3M VINYL GRAPHICS



	Client: BURR RIDGE		Date: 8-17-	-20	REVISION		Illumination: X VES TYPE	SINGLE SIDED DOUBLE SIDED	Paint Colors (AkzoNobel):	Vinyl Film Colors (3M Scotchcal):	Client Signature:
)		OFFICE CENTER	Drawing #: 2(0	0)	\triangle	\triangle	Electrical Requirements:	Quantity: 2	MAP DARK BRONZE MAP BRUSHED ALUMINUM	3M DURANODIC	Signature Date
	Address:	361 S FRONTAGE RD	Sheet: 1 of	1	\triangle	\triangle	Sign Specifications:				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS
	City, State:	BURR RIDGE, IL 60527	Scale: 1/2":	=1'	\triangle	\triangle	NOTED ABOVE				The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and
	Sales Rep:	TONY MATALONIS	Designer: KD		Δ	Δ			<u> </u>		MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.



BURR RIDGE OFFICE CENTER / MONUMENT SIGN

ONE (1) DOUBLE SIDED, NON-ILLUMINATED MONUMENT SIGN
CUSTOM FABRICATED ALUMINUM SIGN BODY W/ MAP PAINTED FINISH
1/4" DIMENSIONAL LETTERING STOOD OFF SIGN FACE 1/2" W/THREADED STUDS

Michael' Sign/	
000//- F R (1// I 00	Α
"We Project Your Image" PH: (262) 554-6066	С
TOLL EDEE: (800) 554-8110	

Client:	BURR RIDGE	Date: 8-17-20	REVISION		Illumination: X VES TYPE	SINGLE SIDED DOUBLE SIDED	Paint Colors (AkzoNobel):	Vinyl Film Colors (3M Scotchcal):	Client Signature:
	OFFICE CENTER	Drawing #: 1(1)	8-18-20	\triangle	Electrical Requirements:	Quantity: 1	MAP DARK BRONZE MAP BRUSHED ALUMINUM		Signature Date
Address:	361 S FRONTAGE RD	Sheet: 1 of 1	\triangle	\triangle	Sign Specifications:				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS
City, State:	BURR RIDGE, IL 60527	Scale: 1/2"=1'	\triangle	\triangle	NOTED ABOVE				The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and
Sales Rep:	TONY MATALONIS	Designer: KD	\triangle	Δ					MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.